



June 7, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order	Chairperson Hall
Invocation	Deanne Hall
Pledge of Allegiance	Dean Thompson
Quorum	Chairperson Hall
Approval of Minutes for May 3, 2007 and May 17, 2007	Chairperson Hall
Reading of the Agenda	Director Browning
Approval of the Agenda	Chairperson Hall

Old Business

Final Plat Staff

1. **Maples Ferry III**, North Belair Road, Zoned R-3 (RCO), 44 lots, 15.51 acres, *Commission District 1*.
1. [Map] [Site Plan] [Staff Report]

Preliminary Plat Staff

2. **Reeves Course**, Old Belair Road, Zoned R-2 (RCO), 50 lots, 24.20 acres, *Commission District 3*.
[Map] [Site Plan] [Staff Report]

New Business

Final Plat Staff

3. **Barrett Place I**, Jennings Road, Zoned PUD, 42 lots, 7.26 acres, *Commission District 1*. [Map]
[Site Plan] [Staff Report]
4. **Tudor Branch Section VI, Phase II**, Columbia Road, Zoned PUD, 40 lots, 26.86 acres,
Commission District 3. [Map] [Site Plan] [Staff Report]
5. **The Battery**, Gibbs Road, Zoned R-2 RCO, 24 lots, 8.42 acres, *Commission District 3*. [Map]
[Site Plan] [Staff Report]
6. **Farms at Greenbrier Section II**, North Tubman Road, Zoned R-A, 4 lots, 20.71 acres,
Commission District 3. [Map] [Site Plan] [Staff Report]

Preliminary Plat Staff

7. **Belair Evans Phase II Revision**, Hereford Farm Road, Zoned PUD, 5 lots, 11.05 acres,
Commission District 3. [Map] [Site Plan] [Staff Report]

Rezoning Staff

8. **RZ 05-06-03 (Revision)** Request to amend previously approved site plan for S-1 zoning district (special district for a Church), Tax Map 069 Parcel 096, 5.16 acres, located at 4705 Wrightsboro Road. *Commission District 4*. [Application] [Map] [Staff Report]



June 7, 2007

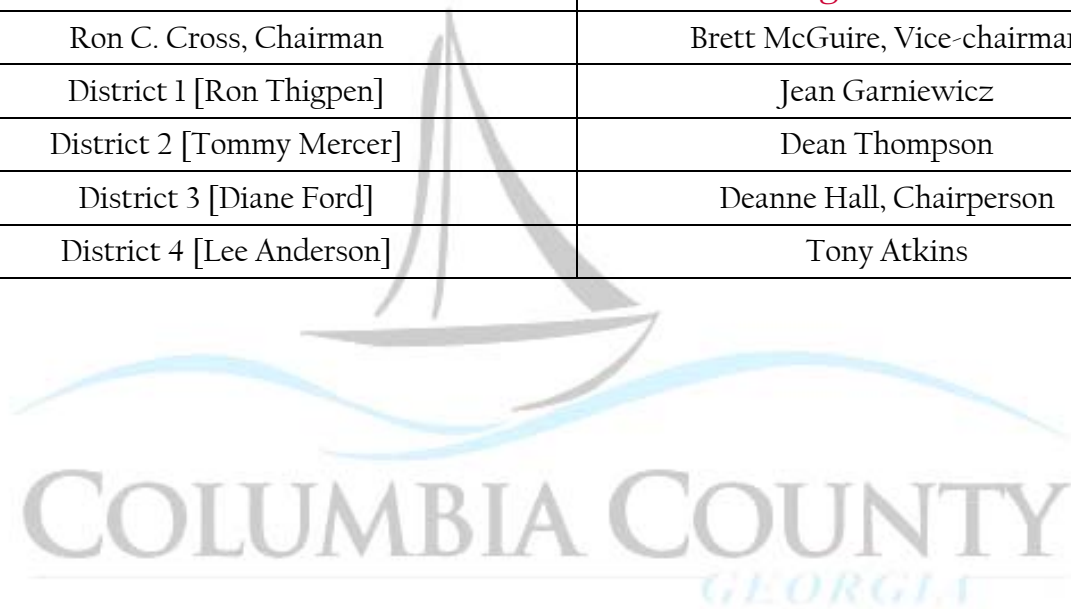
AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

9. **RZ 07-06-01**, Rezone a portion of Tax Map 052 Parcel 036, 5.04 acres located at 5701 Wrightsboro Road from R-1 to S-1. *Commission District 4.* [Application] [Map] [Staff Report]
10. **Crawford Creek PUD Revision** [Map] [Site Plan] [Staff Report]

Staff Comments Staff
Public Comments..... Chairperson Hall
Adjourn Chairperson Hall

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins





AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

June 7, 2007

Meeting Schedule: June 2007/July 2007

Board/Commission	Date	Time	Location
Planning Commission	June 7, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	June 19, 2007	6:00 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	June 19, 2007	8:00 AM	Evans Government Center Auditorium
Planning Commission	June 21, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	July 3, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	July 5, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	July 17, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	July 19, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	July 24, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on ***Tuesday, June 19, 2007*** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on ***Friday, June 15, 2007*** to place their name on the agenda for presentation.



Columbia County Planning Commission
May 3, 2007

Public Meeting
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The Columbia County Planning Commission held a staff briefing at 6:00 p.m. in the Evans Government Center Complex in the Planning Division conference room at 630 Ronald Reagan Drive in Evans, on Thursday, May 3, 2007. Items were discussed with no action taken. Their regularly scheduled meeting followed at 6:30 p.m. in the Evans Government Complex auditorium.

Vice-chairman McGuire called the meeting to order. Those in attendance in addition to the vice-chairman were Commissioner Dean Thompson; Commissioner Tony Atkins; Jeff Browning, Division Director; Tom Tully, Senior Planner; Chuck King, Administrative Assistant; and the general public. Chairperson Deanne Hall and Commissioner Jean Garniewicz were absent.

Commissioner Thompson gave the Invocation followed by Commissioner Atkins leading the Pledge to the Flag.

Vice-chairman McGuire declared a quorum with 60% of the members present.

Commissioner Atkins moved to approve the minutes of the April 19, 2007 meeting. Vice-chairman McGuire seconded. Motion carried 2 – 0 – 1 (Commissioner Thompson abstained).

Mr. Browning read the Agenda. He stated that under old business there were two preliminary plats. Under new business there were four final plats, two preliminary plats, and three rezoning items. Mr. Browning stated that item numbers nine and ten were public hearing items and that number 11 was not. Mr. Browning stated that the rezoning items requiring board of commissioners approval would be heard at the May 15, 2007 board of commissioners meeting and that the meeting would be held in the auditorium at the Government Center Complex.

Commissioner Thompson made the motion to approve the agenda as presented. Commissioner Atkins seconded. Motion carried 3 - 0.

Old Business

(Preliminary Plat)

Creek Bend III Revision, Wrightsboro Road, Zoned R-2, 86 lots, 39.90 acres, *Commission District 4*.

Mr. Browning stated that the developer submitted a request to withdraw their preliminary plat for Creek Bend III. He stated that staff was recommending that the commission honor the request to withdraw.

Commissioner Thompson made the motion to allow the withdrawal of the preliminary plat for Creek Bend III Revision. Commissioner Atkins seconded. Motion carried 3 - 0.

The Grove Preliminary Plat Consideration and PUD Revision, South Old Belair Road, Zoned PUD, 154 lots, 36.09 acres, *Commission District 3*.

Mr. Browning presented the preliminary plat for The Grove. He stated that staff was recommending approval. Mr. Browning stated that since its original approval, the PUD had changed in that the density was decreased and that the average lot size also increased. He stated that there were still some minor issues to be worked out with the staff. Mr. Browning



recommended approving the preliminary plat with the condition that all outstanding issues be satisfied with the staff. Mr. Browning pointed out the location and plat on the presentation.

Commissioner Atkins made the motion to approve the preliminary plat for The Grove and its PUD Revision and to include all departmental conditions. Commissioner Thompson seconded. Motion carried 3 - 0.

New Business

(Final Plat)

Creek Bend Section II, Phase I, Wrightsboro Road, Zoned R-2, 54 lots, 28.10 acres, *Commission District 4.*

Mr. Browning stated that staff was recommending approval. Mr. Browning pointed out its location on the presentation. He stated that there were currently sections underway in the subdivision. Staff was recommending approval.

Maples Ferry III, North Belair Road, Zoned R-3 (RCO), 44 lots, 15.51 acres, *Commission District 1.*

Mr. Browning stated that, at the request of the owner, staff was recommending tabling the final plat for Maples Ferry III to allow the board of commissioners to accept the improvements. Mr. Browning pointed out the location and site plan on the presentation. He stated that the developer already had received final plat approval for the front section.

Highgrove at Williamsburg Section VI-A, Hardy McManus Road, Zoned R-2 (RCO), 19 lots, 10.89 acres, *Commission District 3.*

Mr. Browning stated that staff was recommending approval of the final plat for Highgrove at Williamsburg Section VI-A. Mr. Browning stated that Highgrove subdivision had undergone considerable development and this was another section of the overall development. Mr. Browning pointed out the location and site plan on the presentation.

The Farms at Greenbrier Phase I, North Tubman Road, Zoned R-A, 5 lots, 25 acres, *Commission District 3.*

Mr. Browning stated that staff was recommending approval of the large lot subdivision known as The Farms at Greenbrier Phase I. He stated that the subdivision was being broken into sections. He stated that a 60 foot right of way was being installed with 10 foot easements on both sides to allow for development of Section II. He stated that this was located in the more rural part of the county. Mr. Browning pointed out the location and site plan on the presentation.

Commissioner Thompson made the motion to approve the final plats for Creek Bend Section II, Phase I, Highgrove at Williamsburg Section VI-A, and The Farms at Greenbrier Phase I and to include all departmental conditions; and approve the tabling request for Maples Ferry III until the June 7, 2007 planning commission meeting. Commissioner Atkins seconded. Motion carried 3 - 0.

(Preliminary Plat)



LPB Properties, Fury's Ferry Road, Zoned P-1, 8 lots, 3.40 acres, *Commission District 1*.
Reeves Course, Old Belair Road, Zoned R-2 (RCO), 50 lots, 24.20 acres, *Commission District 3*.

Mr. Browning stated that staff received tabling requests for the preliminary plats for LPB Properties and Reeves Course.

Mr. Browning stated LPB Properties is zoned P-1 and that it had a lot of issues that needed to be addressed. He stated the previous site plan did not show any access to Old Fury's Ferry Road. The conditions approved by the board of commissioners stipulated that all access would be from Fury's Ferry Road. Mr. Browning pointed out that they were now showing access to Old Fury's Ferry Road. Mr. Browning said that that condition would have to be removed by the board of commissioners if the developer wanted access to Old Fury's Ferry and if so, staff would have to evaluate what improvements to Old Fury's Ferry Road would have to be done by the developer to have access.

Mr. Browning stated that the engineer requested in writing tabling of the preliminary plat for Reeves Course. The reason for the request was that the developer/engineer was awaiting the results of a flood study.

Commissioner Atkins made the motion to table the preliminary plat for LPB Properties until the May 17, 2007 planning commission meeting and table the preliminary plat for Reeves Course until the June 7, 2007 planning commission meeting. Commissioner Thompson seconded. Motion carried 3 – 0.

(Rezoning)

RZ 07-05-01, Rezone Tax Map 040 Parcels 003 and 006A, 131.56 acres located at 405 Old Louisville Road from R-A to R-1. *Commission District 4*.

Mr. Tully presented the rezoning for RZ07-05-01. He stated that while the property was properly advertised, the applicant/agent requested withdrawal of application. Mr. Tully stated that staff was recommending allowing the withdrawal of RZ07-05-01.

No one appeared for comment.

Commissioner Thompson made the motion to allow the withdrawal of RZ07-05-01. Commissioner Atkins seconded. Motion carried 3 - 0.

RZ 07-05-03, Rezone Tax Map 077A Parcel 023, 0.57 acre located at 516 Old Evans Road from R-2 to C-1. *Commission District 1*.

Mr. Tully stated that the property was adjacent to a developed single-family subdivision and that the 2005 GMP cites neighborhood preservation as one of its community issues and objectives. Mr. Tully stated that the current GDOT plans call for Riverwatch Parkway to run parallel to the existing Old Evans Road with Old Evans Road terminating in a cul-de-sac. Mr. Tully pointed out that there would not be any direct access to Riverwatch Parkway and that this and other properties along this part of Old Evans Road were not identified by the growth management plan for change to commercial. Mr. Tully pointed out the location on a super imposed overlay of



approximately how the Riverwatch Parkway would be constructed through the neighborhood. Based on those facts, he stated that staff was recommending disapproval. Discussion occurred between staff and the commission regarding the time frame for the completion of Riverwatch Parkway.

John Stewart, 516 Old Evans Road appeared in favor of the rezoning. He stated that he was approached and made an offer for his property to have as a dance apparel shop. Mr. Stewart felt that the neighborhood was very transient due to the location of the railroad track. He felt that due to the tremendous growth in the area, he did not feel it was suited for residential use. Mr. Stewart respectfully requested that the commission approve his rezoning request.

Commissioner Thompson asked Mr. Stewart how long he owned and/or lived at the property. Mr. Stewart stated that he lived there for 31 years and that his neighbor had been there for 28 years. Mr. Stewart stated that they were the only two private residences on their street.

Joanne Prince, 512 Old Evans Road appeared in support of Mr. Stewart's petition. She stated that she lived there 29 years and that the neighborhood had changed. She stated that with the traffic backed up from Old Evans Road traffic waiting at the stop light at Washington Road, it made it very difficult to get out of their driveways.

Phillip McCormick, 244 Hillbrook Drive, stated that he was a realtor with Blanchard & Calhoun. He stated that he had five listings in the area as residential and in six months, he had no one interested in those properties as residential but did have interest for commercial. Mr. McCormick made reference to the growth management plan and felt that the properties along Old Evans Road met the criteria of a planned development corridor. He would like for the commission to also consider a PDD zoning district as well.

Commissioner Atkins asked Mr. Browning about the PDD zoning district. Mr. Tully recited the definition for the PDD zoning district and confirmed that the lot size of requested property did not meet the requirement for the PDD zoning district. Discussion followed between staff and the commission. Mr. Browning and Mr. Tully pointed out that the code did not allow for varying lot size requirements. Mr. Browning stated that the P-1 would be an alternative zoning for purely office. Commissioner Thompson asked the applicant if he would consider the alternative P-1 zoning district. The applicant concurred.

Mary Leach with Blanchard & Calhoun stated that she represented Joanne Prince. She stated that houses in that area were dead as residential real estate and that values would continually go down. She stated that she could not sell them as residential but could sell them as professional or commercial.

Commissioner Atkins asked Mr. Stewart if he would be satisfied with the property being rezoned to P-1 rather than C-1. Mr. Stewart stated that he would accept the P-1 zoning district.

Vice Chairman McGuire declared the public hearing closed. Commissioner Atkins made the motion to approve RZ07-05-03 as P-1, professional zoning district, rather than C-1, neighborhood commercial, and to include departmental conditions. Commissioner Thompson seconded. Motion carried 3 - 0.



Columbia County Planning Commission
May 3, 2007

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Amberley Section II, Revision, located on Amberley Lane off of Riverwood Parkway, zoned PUD (planned unit development), 78 units, 18.59 acres. *Commission District 3.*

Mr. Browning presented the revision to Amberley Section II in Riverwood Plantation. Mr. Browning explained the difference in building configuration. He stated that the developer wanted to construct detached dwellings rather than four units within on building. He stated that the units would remain for the most part within the defined lots.

He stated that the county was concerned about drainage between the buildings. He stated that staff had met with other county departments and they agreed with the new concept. Mr. Browning stated that the density was not changing. Commissioner Thompson asked if this was being proposed for the other locations as well. Mr. Browning stated that at this time they were proposing this change of concept on only one defined lot. However, he was suggesting that if this request were approved, it could be applied to other lots in Amberley as well.

He stated that one developer had acquired other lots and that he was underway with the quads. He stated that the developer was going to decide whether or not he would continue with the current quads or the new design. Mr. Browning stated that it was a marketing issue and that they were testing the market. Mr. Browning stated that the square footage of the units were staying the same but may have additional square footage in a second story.

Commissioner Thompson made the motion to approve the revision to Amberley Section II of the Riverwood Plantation PUD (Planned Unit Development), and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 3 - 0.

There being no further business, the meeting adjourned at 7:22 p.m. .

Approved,

_____, Chairperson
Deanne Hall

_____, Administrative Coordinator
Chuck King



Columbia County Planning Commission
May 17, 2007

Public Meeting
Page 1 of 3

The Columbia County Planning Commission held a staff briefing at 6:00 p.m. in the Evans Government Center Complex in the Planning Division conference room at 630 Ronald Reagan Drive in Evans, on Thursday, May 17, 2007. Items were discussed with no action taken. Their regularly scheduled meeting followed at 6:30 p.m. in the Evans Government Complex auditorium.

Chairperson Hall called the meeting to order. Those in attendance in addition to the chairperson were Commissioner Dean Thompson; Commissioner Tony Atkins; Commissioner Garniewicz; Jeff Browning, Division Director; Tom Tully, Senior Planner; Chuck King, Administrative Assistant; and the general public. Commissioner McGuire was absent.

Commissioner Garniewicz gave the Invocation followed by Commissioner Thompson leading the Pledge to the Flag.

Chairperson Hall declared a quorum with 80% of the members present.

The Commission deferred approval of the May 3, 2007 minutes until the June 7, 2007 planning commission meeting.

Mr. Browning read the Agenda. He stated that under old business there was one preliminary plat for LPB Properties for which staff received a request to withdraw the preliminary plat. Under new business there was one rezoning item and one staff comment to discuss the subdivision review process. Mr. Browning stated that the rezoning item was a public hearing item. Mr. Browning stated that the rezoning item requiring board of commissioners approval would be heard at the June 5, 2007 board of commissioners meeting and that the meeting would be held in the auditorium at the Government Center Complex.

Commissioner Thompson moved to approve the Agenda as presented. Commissioner Garniewicz seconded. Motion carried 4 - 0.

Old Business

(Preliminary Plat)

LPB Properties, Fury's Ferry Road, Zoned P-1, 8 lots, 3.40 acres, *Commission District 1*.

Mr. Browning stated that staff received a written request to withdraw the preliminary plat for LPB Properties.

Commissioner Thompson made the motion to allow the withdrawal of the preliminary plat for LPB Properties. Commissioner Garniewicz seconded. Motion carried 4 - 0.

New Business

(Rezoning)

RZ 07-05-04, Rezone a portion of Tax Map 079 Parcels 096 and 097, 9.50 acres located on Washington Road from A-R to C-2. *Commission District 2*.

Mr. Tully presented the rezoning for RZ07-015-04. He stated that the rezoning was a portion of two properties. Mr. Tully stated that the property was previously zoned from C-2 to A-R in 2005



to allow for apartments. He stated that the applicant/owner now wanted to revert 9.50 acres back to the original C-2 zoning district leaving 17.5+/- acres zoned A-R. Staff pointed out that access to the A-R zoned portion of the property was an issue. Staff recommended that cross easements to both Kroger Road and Washington Road be recorded at the time of any subdivision and/or approval of any site plan to ensure access to the A-R portion. Mr. Tully stated that extensive wetlands existed on the property which made access to Washington Road very difficult. The portion of the property being requested for rezoning would only have access from Kroger Road, a private road. Mr. Tully also pointed out to the commission that an application for a conditional use for outdoor display would be heard by the planning commission at its June 7, 2007 meeting.

Bill Trotter appeared in favor of the rezoning. Mr. Trotter stated that access would be provided to the remaining portion not being rezoned. He stated that as Kroger Road was a private road, an agreement to use Kroger Road had been reached with the owner. Chairperson Hall asked Mr. Trotter about the wetlands on the front of the property near Washington Road. Mr. Trotter stated that there was a damn as part of the retention system and GDOT had constructed an access point to Washington Road from this property. He stated that the damn had been breached; therefore, the configuration of the land had changed and the ability to gain access directly to Washington Road was somewhat more complicated.

Chairperson Hall wanted to know how he intended to get across the wetlands and wanted him to be aware of the costs involved to do so. Mr. Trotter stated that they had no intention of providing improved access from Washington Road and that their tenant would have access only from Kroger Road. He stated that the potential owner of the A-R zoned property would be responsible for the improvements to gain access to Washington Road. They intended to provide the legal right to the A-R zoned property to have access through the C-2 property to both Kroger Road and Washington Road.

Dr. John Graham with the Adopt-A-Stream Program stated that there are citizens in the area who are concerned with the proposed development. He was concerned about silt getting into Reed Creek. He wanted to know if the Army Corps of Engineers would be involved and wanted to know if those details had been worked out. He stated that Don Bartles with the county would be looking into the matter. Mr. Tully stated that Dr. Graham's concerns would be addressed at the commercial site plan stage.

Mr. Trotter reiterated that they have no plans to impact the wetlands and stated that the Army Corps of Engineers had been directly involved with the overall condition of the pond on the property.

Chairperson Hall declared the public hearing closed. Commissioner Atkins made the motion to approve RZ07-05-04 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.

(Staff Comments)

Subdivision Review Process:

Mr. Browning presented to the commission staff's recommendations for processing plats, and specifically procedures for dealing with incomplete subdivision applications. This was brought



Columbia County Planning Commission
May 17, 2007

Public Meeting
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up by Commissioner Thompson who sought clarification on why the commission was getting so many tabling requests. Discussion and clarification on the process and procedures occurred between staff and the commission.

The commission was in agreement with staff's recommendations for processing plats, and specifically procedures for dealing with incomplete subdivision applications.

There being no further business, the meeting adjourned at 7:02 p.m. .

Approved,

_____, Chairperson
Deanne Hall

_____, Administrative Coordinator
Chuck King

Maples Ferry III Aerial

North Belair Road

Fury's Ferry Road

Site

Creekview Acres

Deerwood Estates



[illegible]



FINAL PLAT

MAPLES FERRY III

Property Information

Subdivision Name	Maples Ferry III
Location/address	North Belair Road
Development Acreage	15.51 acres
Number of lots/units	44 lots (2.84 lots per acre)
Zoning	R-3 RCO (Single Family Residential with a Residential Cluster Overlay)
Engineer/Surveyor	Southern Partners, Inc.
Commission District	District 1 (Thigpen)
Recommendation	Approval with conditions

Summary and Recommendation

The developer, J.D. Herman Properties, LLC., seeks final plat approval for Maples Ferry III located on North Belair Road. This portion of the development contains 44 lots on 15.51 acres for a density of 2.84 lots per acre. The property is zoned R-3 RCO (single family residential with a residential cluster overlay). This plat has received the necessary approvals with a few minor changes to be made for engineering and water utility prior to release of the plat for sale of lots. Improvements to the site have been completed; the PESC committee approved acceptance on May 22. The BOC is scheduled to consider acceptance of improvements at the June 5, 2007 meeting.

Staff recommends **approval contingent upon BOC acceptance of improvements at its June 5, 2007, meeting.**

Reeves Course Aerial



Baldwin Place

Old Belair Road

Site

Maple Creek

Oakley Pirkle Road





PRELIMINARY PLAT

REEVES COURSE

Property Information

Subdivision Name	Reeves Course
Location/address	Old Belair Road
Development Acreage	24.20 acres
Number of lots/units	50 (2.07 lots/acre)
Zoning	R-2 RCO(Single-family residential with a residential cluster overlay)
Engineer/Surveyor	Bluewater Engineering
Commission District	District 3 (Ford)
Recommendation	Removal from the review cycle at the Petitioner's Request

Summary and Recommendation

BSR Investments, has requested to remove their application for Reeves Course from the June 7 Planning Commission review cycle due to issues with a flood study and a possible change in concept that necessitate changes in site engineering. The plans call for 50 lots on 24.20 acres for a density of 2.07 lots per acre. The property is located on Old Belair Road, and it is zoned R-2 RCO (Single-family residential with a residential cluster overlay).

Staff recommends **removal of the application from the current review cycle at the request of the petitioner.**

Barrett Place I - Aerial

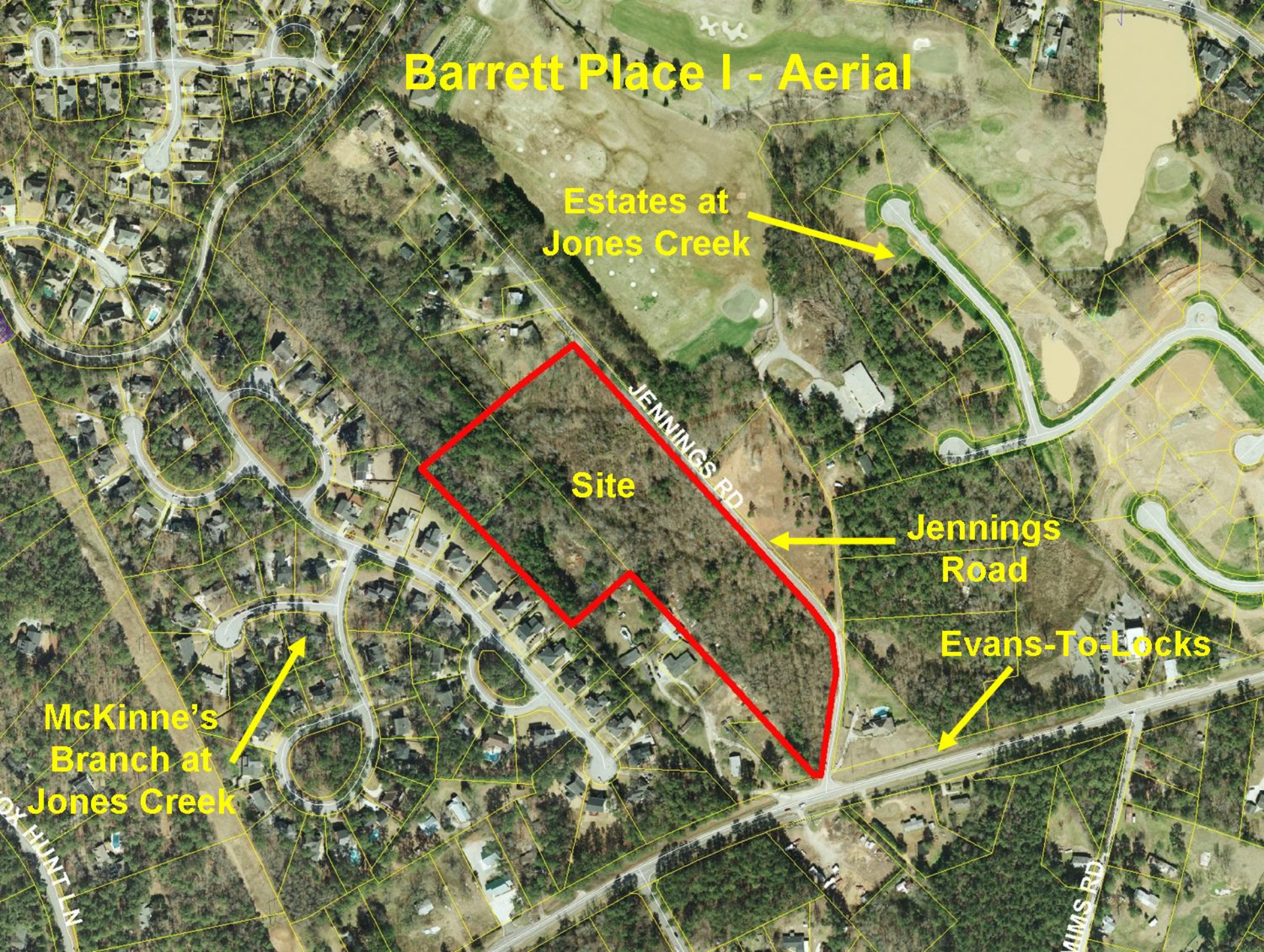
Estates at
Jones Creek

Site

Jennings
Road

Evans-To-Locks

McKinne's
Branch at
Jones Creek





FINAL PLAT

BARRETT PLACE PHASE I

Property Information

Subdivision Name	Barrett Place Phase I
Location/address	Jennings Road
Development Acreage	7.26 acres
Number of lots/units	42 lots (5.79 lots/acre)
Zoning	PUD (Planned Unit Development)
Engineer/Surveyor	Southern Partners
Commission District	District 1 (Thigpen)
Recommendation	Approval with conditions

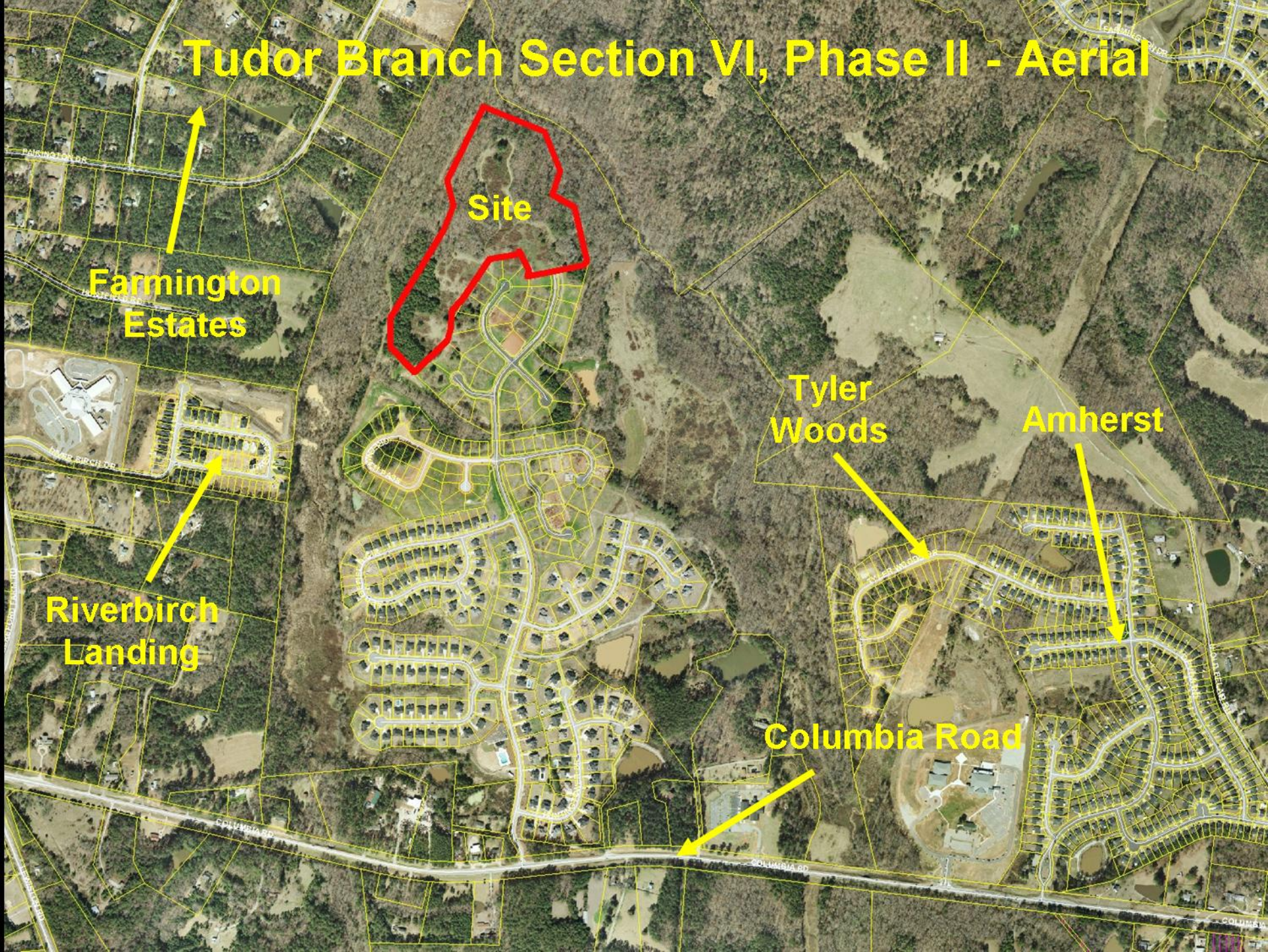
Summary and Recommendation

The developer, Pep Jen Development, LLC, seeks final plat approval for Barrett Place Phase I located on Jennings Road. This portion of the development contains 42 lots on 7.26 acres for an average of 5.79 lots per acre. The property is zoned PUD (Planned Unit Development). The plat has received the necessary approvals with a few minor changes to be made before its release for sale of lots.

Staff recommends **approval contingent upon BOC acceptance of improvements at its June 5, 2007, meeting.**

COLUMBIA COUNTY
GEORGIA

Tudor Branch Section VI, Phase II - Aerial



Site

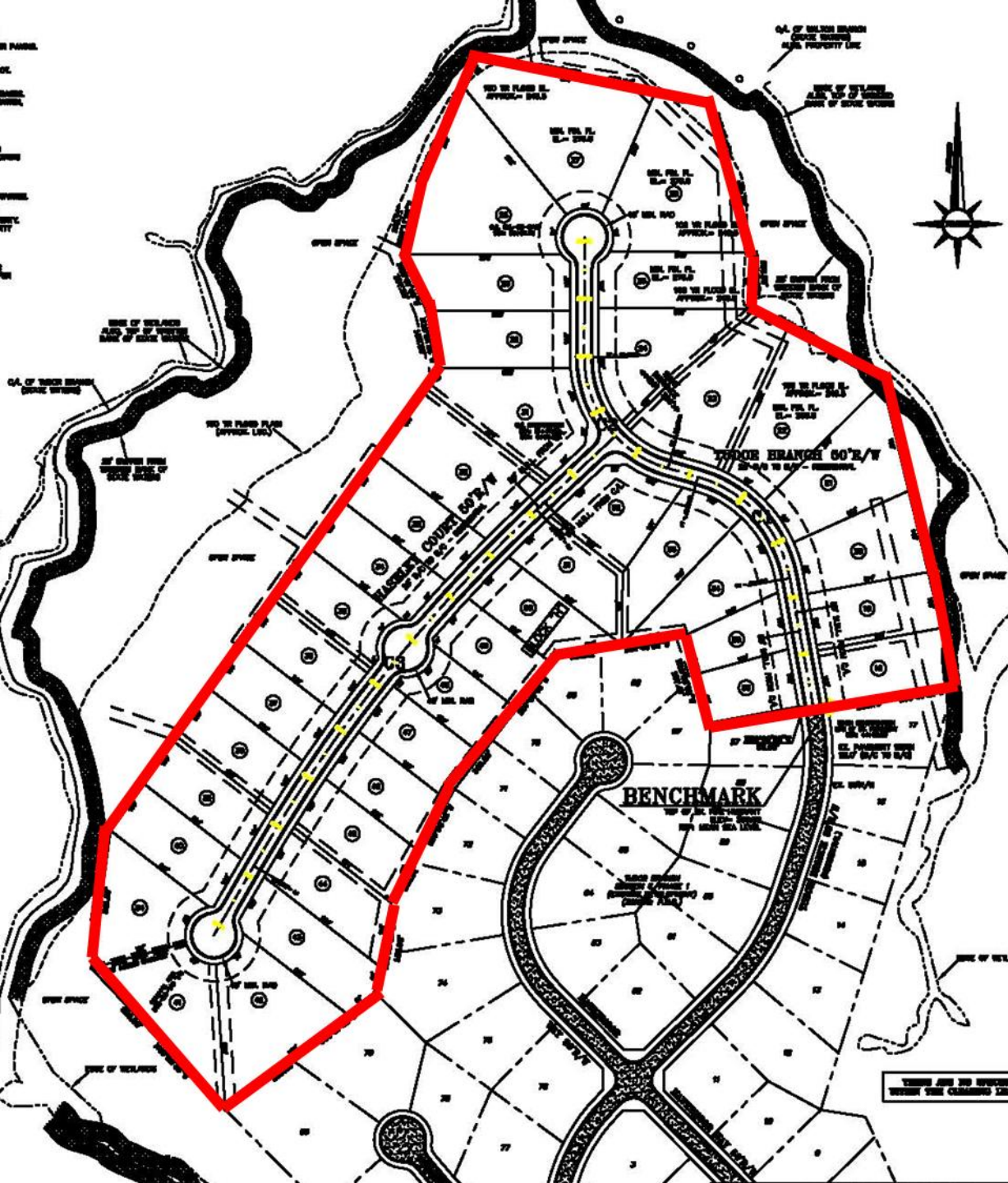
**Farmington
Estates**

**Riverbirch
Landing**

**Tyler
Woods**

Amherst

Columbia Road



Tudor Branch Section VI, Phase II Plat



FINAL PLAT

TUDOR BRANCH SECTION VI, PHASE II

Property Information

Subdivision Name	Tudor Branch Section VI, Phase II
Location/address	Columbia Road
Development Acreage	26.86 acres
Number of lots/units	40 lots (1.49 lots/acre)
Zoning	PUD (Planned Unit Development)
Engineer/Surveyor	James Swift & Associates
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

The developer, Blanchard and Calhoun, Inc, seeks final plat approval for Tudor Branch Section VI, Phase II located on Columbia Road. This portion of the development contains 40 lots on 26.86 acres for an average of 1.49 lots per acre. The property is zoned PUD (Planned Unit Development). The plat has received the necessary approvals with a few minor changes to be made before its release for sale of lots.

Staff recommends **approval contingent upon BOC acceptance of improvements at its June 5, 2007, meeting.**

The Battery - Aerial



Mulberry
Creek

Site

Winslow

Saddle Creek

Brittany
Downs

Gibbs
Road

Waterford
Section I

Hereford Farm Road

[illegible]



FINAL PLAT

THE BATTERY

Property Information

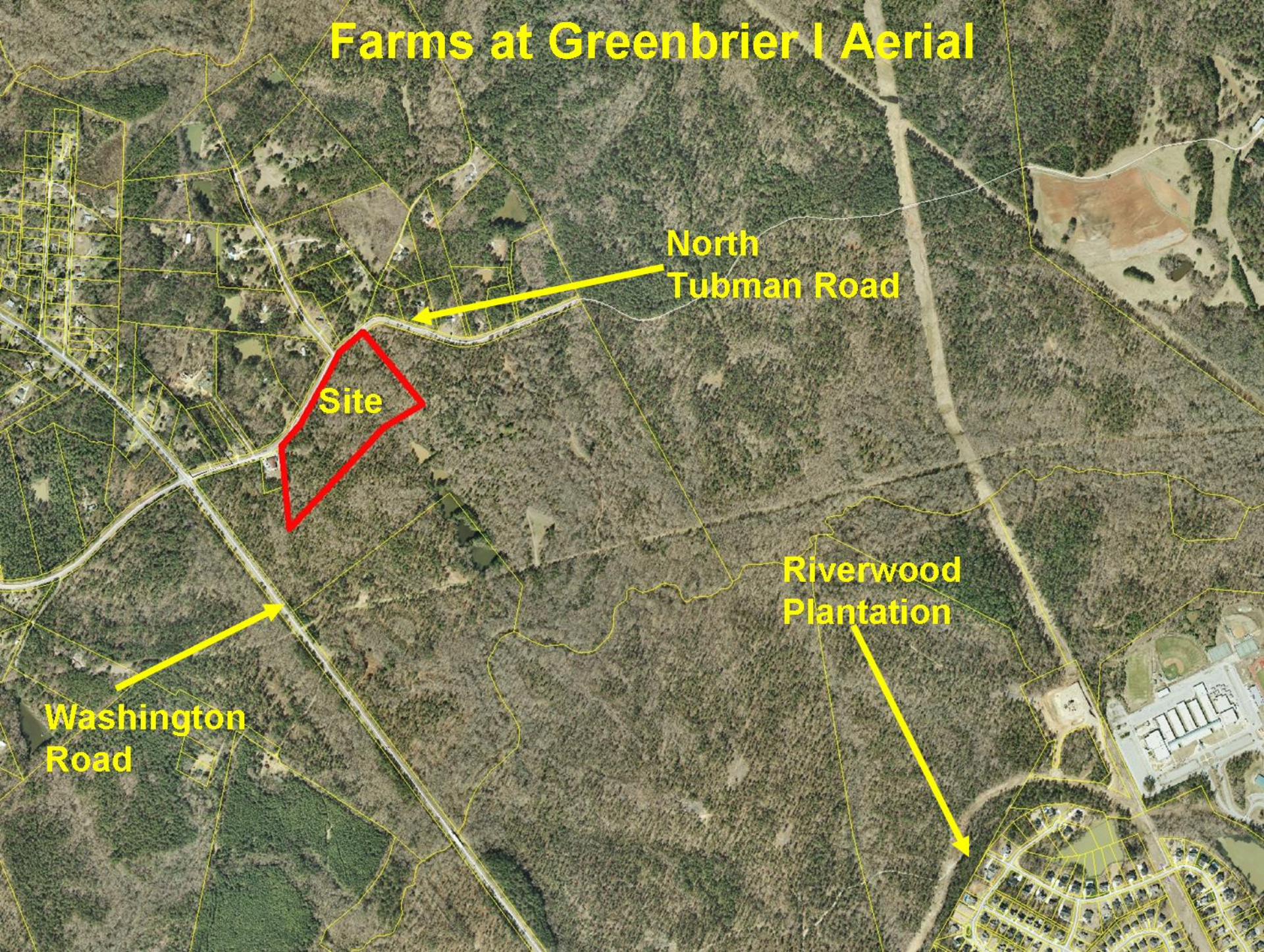
Subdivision Name	The Battery
Location/address	Gibbs Road
Development Acreage	8.42 acres
Number of lots/units	24 lots (2.85 lots/acre)
Zoning	R-2 RCO (Single-family Residential with a Residential Cluster Overlay)
Engineer/Surveyor	James Swift & Associates
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

The developer, Porterfield Investments, LLC, seeks final plat approval for The Battery located on Gibbs Road. This development contains 24 lots on 8.42 acres for an average of 2.85 lots per acre. The property is zoned R-2 RCO (Single-family residential with a residential cluster overlay). The plat has received the necessary approvals with a few minor changes to be made before its release for sale of lots. Additionally, the applicant has installed a structural buffer along Gibbs Road to mitigate the loss of a required natural buffer per Section 90-139. The developer is working with the County forester to determine appropriate vegetation to supplement the constructed wall. All other zoning conditions have been met for the lots adjacent to Mulberry Creek.

Staff recommends **approval contingent upon BOC acceptance of improvements at its June 5, 2007, meeting.**

Farms at Greenbrier I Aerial



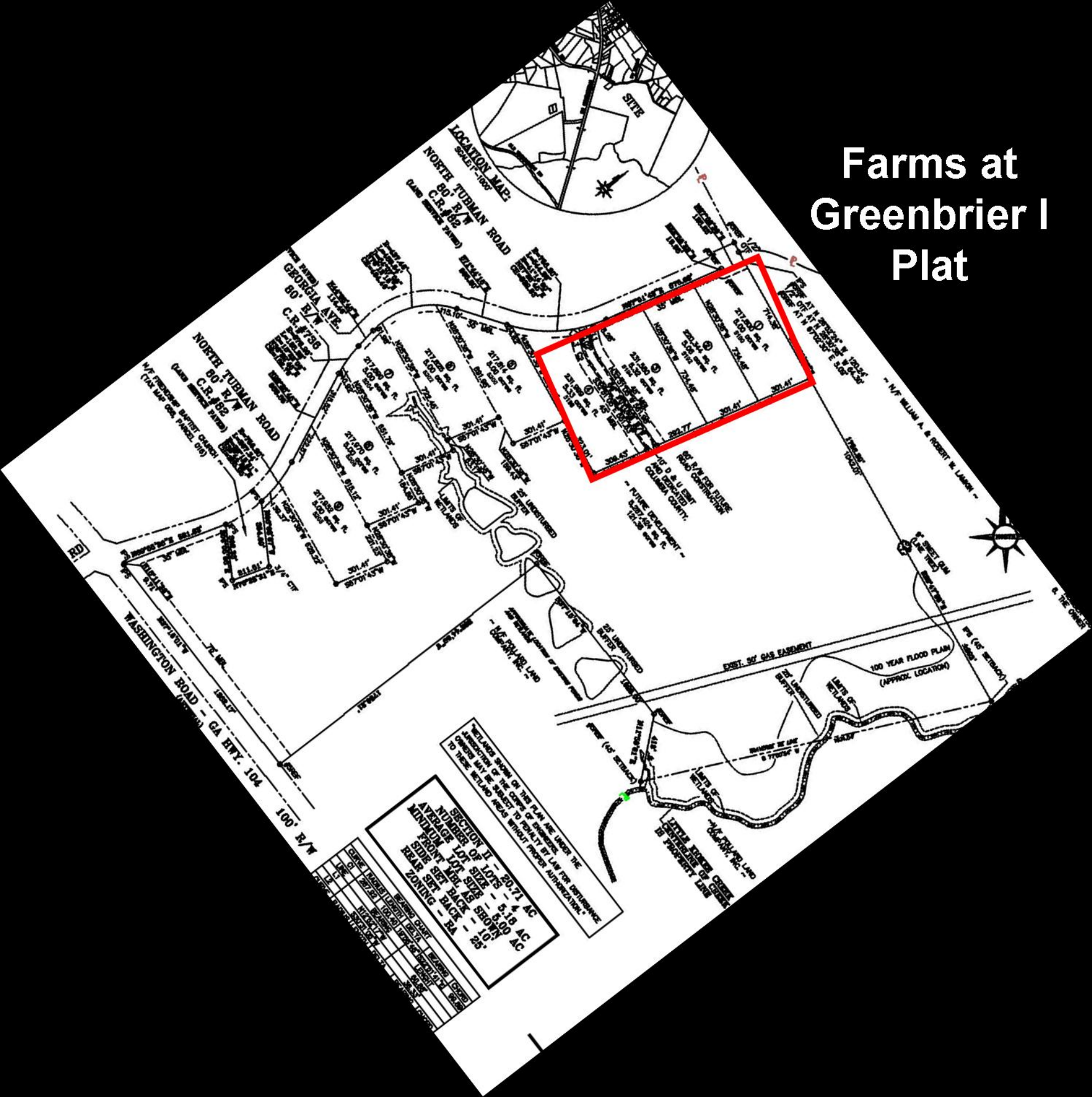
**North
Tubman Road**

Site

**Riverwood
Plantation**

**Washington
Road**

Farms at Greenbrier I Plat





FINAL PLAT

FARMS AT GREENBRIER PHASE II

Property Information

Subdivision Name	Farms at Greenbrier Phase II
Location/address	North Tubman Road
Development Acreage	20.71 acres
Number of lots/units	4 lots (5.18 acres per lot)
Zoning	R-A (Residential Agricultural)
Engineer/Surveyor	James Swift & Associates
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

The developer, L.D. Waters, seeks final plat approval for the Farms at Greenbrier Phase II located on North Tubman Road. This portion of the development contains 4 lots on 20.71 acres for an average of 5.18 acres per lot. The property is zoned R-A (residential agricultural). The plat has received the necessary approvals with a few minor changes to be made before its release for sale of lots. No improvements are being installed at this time, as the lots all front along an existing public road. However, the Board of Commissioners must consider acceptance of two 10' drainage and utility easements shown to be dedicated to the County along a future dedicated 60' R/W.

Staff Conditions:

- Planning and Development: A street shall be constructed within the 60' R/W that is to be dedicated and improved with the development of future phases. This road will serve as access to future lots in all subsequent phases that do not front along North Tubman Road.
- Health Department: A Level III soil survey shall be completed by the developer as required by the health department to determine septic drainage field suitability **prior to issuance of septic and building permits.**

Staff recommends **approval with staff conditions and contingent upon BOC acceptance of drainage and utility easements at its June 5, 2007, meeting.**

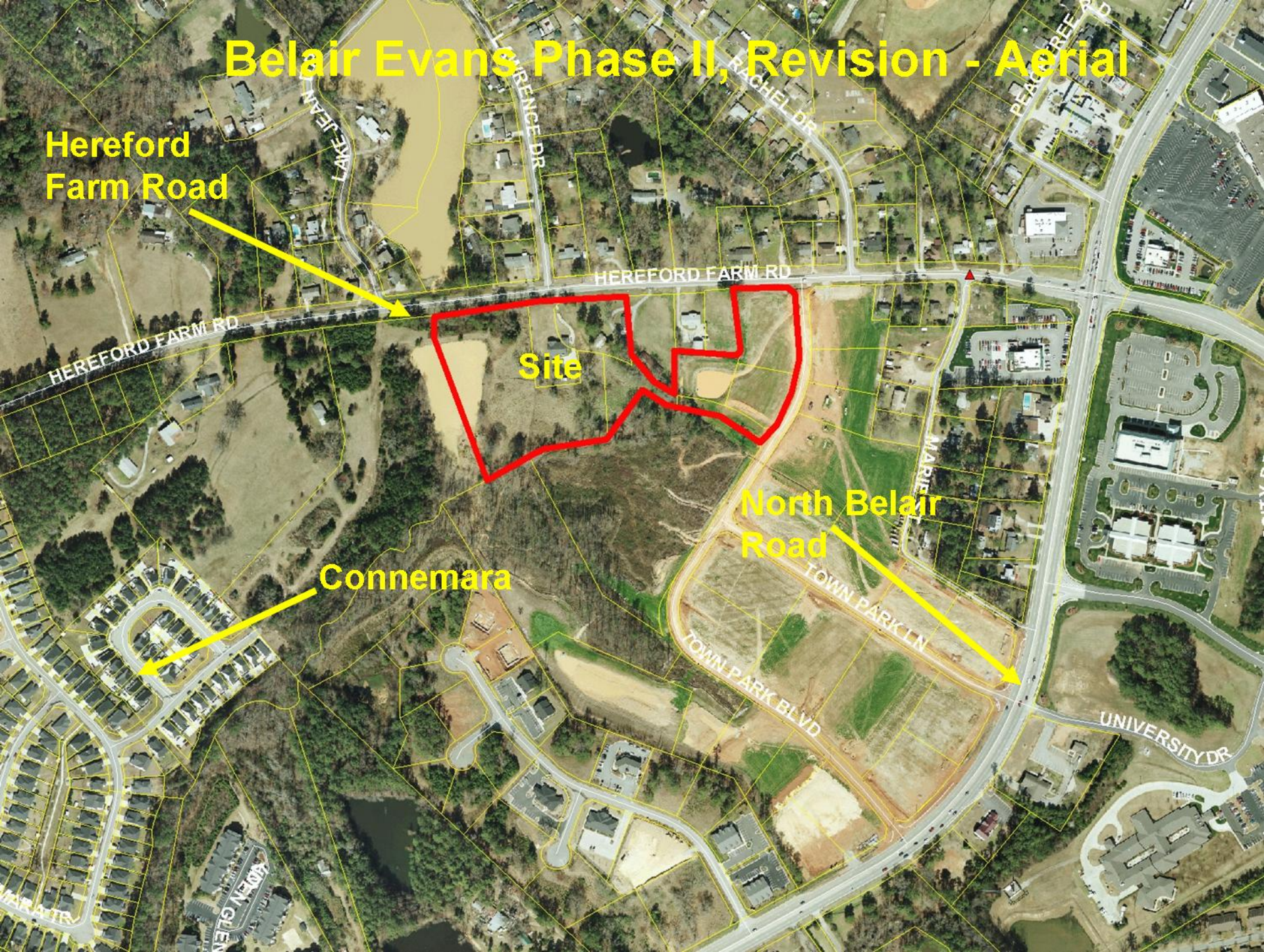
Belair Evans Phase II, Revision - Aerial

Hereford
Farm Road

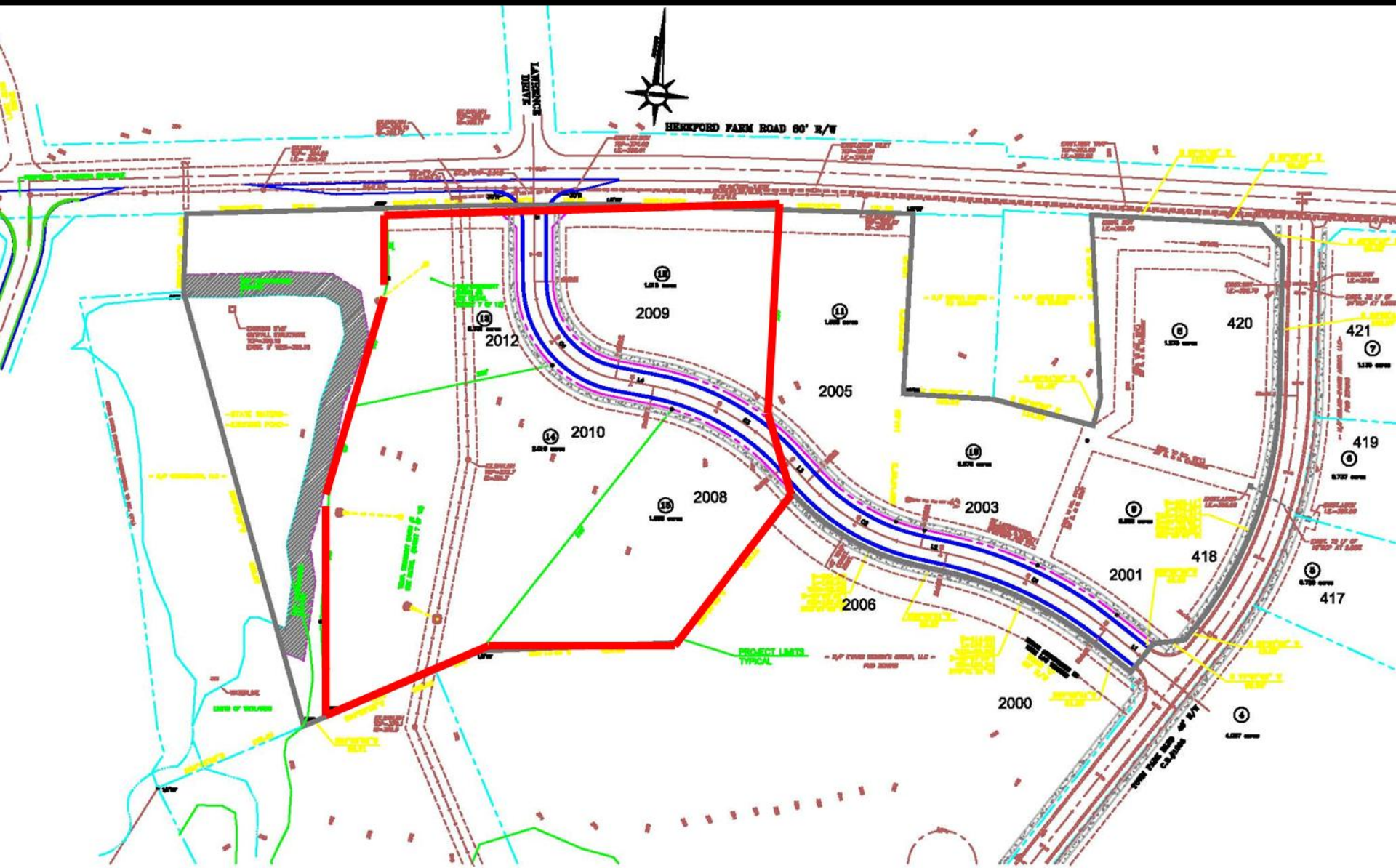
Site

Connemara

North Belair
Road



Belair Evans Phase II, Revision Plat





PRELIMINARY PLAT

BELAIR-EVANS PHASE II

Property Information

Subdivision Name	Belair-Evans Phase II
Location/address	Hereford Farm Road
Development Acreage	11.05 acres
Number of lots/units	4 lots (0.45 lots per acre)
Zoning	PUD (Planned Unit Development)
Engineer/Surveyor	Swift & Associates
Commission District	District 3 (Ford)
Recommendation	Disapproval

Summary and Recommendation

The developer, Belair-Evans Associates, LLC., seeks preliminary plat approval for Belair-Evans Phase II. This section contains 5 lots on 11.05 acres for a density of 0.45 lots per acre. The property is zoned PUD (Planned Unit Development). The developer has insisted that the plans remain in the current tracking cycle for the Planning Commission against the recommendation of staff. Staff informed the developer very early in the review cycle that a requirement to install a left turn lane onto Hereford Farm Road was not met. The developer did not wish to install the turn lane, so staff required a traffic study to determine whether a turn lane would be warranted. The study has been completed according to the developer, but it has not been submitted to the County for review. Additionally, if staff determines that a left turn lane will be required, the developer's civil engineer must re-engineer the entire intersection with Hereford Farm Road. If staff finds that the turn lane is not warranted, the developer must petition to the BOC to have the condition removed, which could take several weeks. There are also several other outstanding issues with the plans and as a result, staff is recommending disapproval of the plans and recommencement of the full review cycle, which will include a reassessment of all required review fees.

Departmental Conditions:

- Water and Sewer: Property is served by county water and sewer. Water and sewer services must be shown for each lot in the development.
- Natural Resource Conservation Service (NRCS): The erosion and sediment control plan does not meet the requirements of the rules and regulations governing land-disturbing activities. The plan must be revised to conform to requirements.
- Addressing: Street names and addresses must be shown on the plans
- Planning and Development: A lot layout plan at 1"=50' scale must be shown. A 10 foot side and 20 foot rear structural buffer is required between this planned zoning district and adjacent residential districts. These buffers must be shown correctly on



PRELIMINARY PLAT

BELAIR-EVANS PHASE II

the plans. Sidewalks, ramps, and crosswalks must all meet applicable ADA standards. All passive open space must be set aside in permanent conservation easements to an approved land trust or to Columbia County per Section 90-182(4). These documents shall be on file with the County Attorney's office prior to approval of the final plat.

- Engineering: Lot information for lot 11 should not be shown on the plans, as this lot is not a part of this section of the development. A traffic analysis for possible requirement of left turn lane in Hereford Farm Road to meet a BOC zoning requirement must be submitted to the County for review. Should the county engineer determine that the left turn lane is not warranted by the traffic study, removal of a BOC condition may be required.
- Construction and Maintenance: The developer shall be responsible for repairing damage to any haul roads during construction.

Staff recommends **Disapproval**.



REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from S1 to S1

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 069 Parcel # 096
Address 4705 Wrightsboro Road Acreage 5.16
Road Frontage 307.2 feet on the North South/East/West (circle one) side of
WRIGHTSBORO ROAD. Property is approximately 500.26 feet from the
intersection of HAGIN ROAD. The attached plat for the
property was prepared by BRIAN G. BESSON & Assoc., PC and dated APRIL 2007

PROPOSED USE:

If approved, the property will be used for the following purposes:

CHURCH

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Augusta Korean SDA Church APPLICANT: BRIAN G. BESSON
ADDRESS: 4705 Wrightsboro Rd ADDRESS: 2004 WELLINGTON RD.
CITY: GROVETOWN ZIP: 30813 CITY: N. AUGUSTA, SC ZIP: 29841
PHONE #: 706-228-5059 PHONE #: 706-825-3796
803-441-4114

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. _____ (yes or no). **If yes, a full written disclosure must be submitted.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Tony Brown JR
Owner's Signature

Brian G. Besson
Applicant's Signature

Subscribed and sworn to before me on 1st day of May 2007
By: Melissa A. Chavis Notary Public

Please return original notarized application with all documents, along with your **\$535.00** application fee to:

Columbia County Planning and Development Division
P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

MELISSA A. CHAVIS
NOTARY PUBLIC
RICHMOND COUNTY
STATE OF GEORGIA

My Commission Expires April 19, 2010

Date Received: _____
Public Hearing Date: _____
File # _____

N/F
- GEORGE B. & MARILYN W. COOPER -
(P.C. "E", SLIDE 131, NO. 4)
ZONED R-1

N/F
MICHAEL L. & KIMBERLY DAWN WELCH
(P.C. "B", SLIDE 273, NO. 8)
ZONED R-1

N/F
- JEFFERY A. DUNN -
(P.C. "B", SLIDE 273, NO. 8)
ZONED R-1

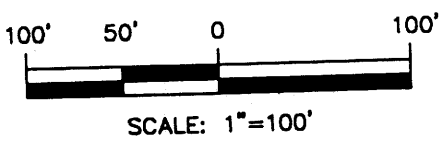
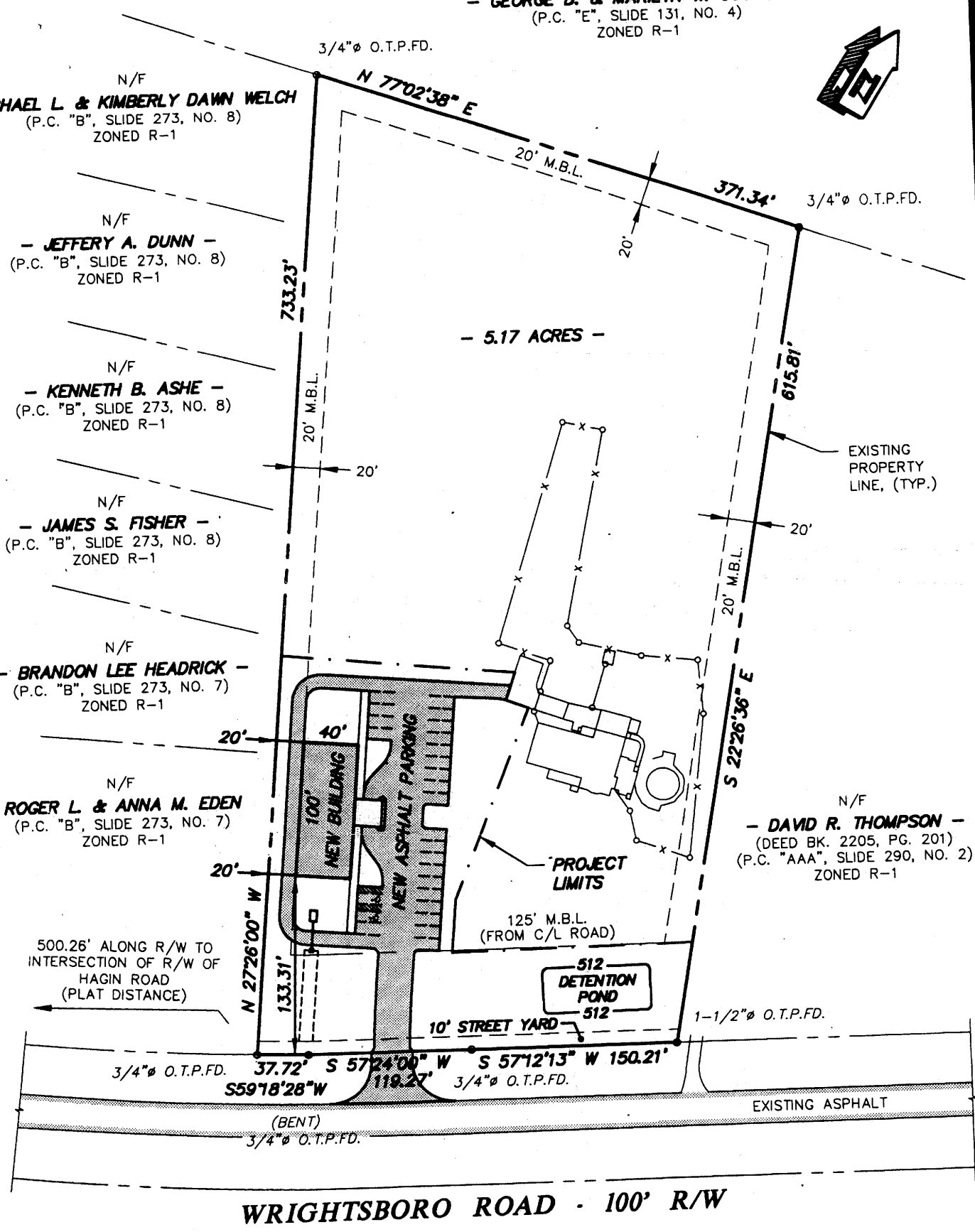
N/F
- KENNETH B. ASHE -
(P.C. "B", SLIDE 273, NO. 8)
ZONED R-1


N/F
- JAMES S. FISHER -
(P.C. "B", SLIDE 273, NO. 8)
ZONED R-1

N/F
- BRANDON LEE HEADRICK -
(P.C. "B", SLIDE 273, NO. 7)
ZONED R-1

N/F
ROGER L. & ANNA M. EDEN
(P.C. "B", SLIDE 273, NO. 7)
ZONED R-1

N/F
- DAVID R. THOMPSON -
(DEED BK. 2205, PG. 201)
(P.C. "AAA", SLIDE 290, NO. 2)
ZONED R-1



PLAT OF PROPERTY			
PREPARED FOR			
SEVENTH DAY ADVENTIST, INC.			
PROPERTY LOCATED AT 4705 WRIGHTSBORO ROAD			
COLUMBIA		COUNTY, GEORGIA	
DSGN:	BGB		
DRAWN:	SWH		
CHECKED:	SBE		
JOB NO.	10407	DATE:	APR 2007
		SCALE:	1"=100'
		SHEET NO.	1

BRIAN G. BESSON
and ASSOCIATES, P.C.
2004 WELLINGTON ROAD
NORTH AUGUSTA, SC 29841
TEL: (803) 441-4114



HAGGIN RD

WRIGHTSBORO RD

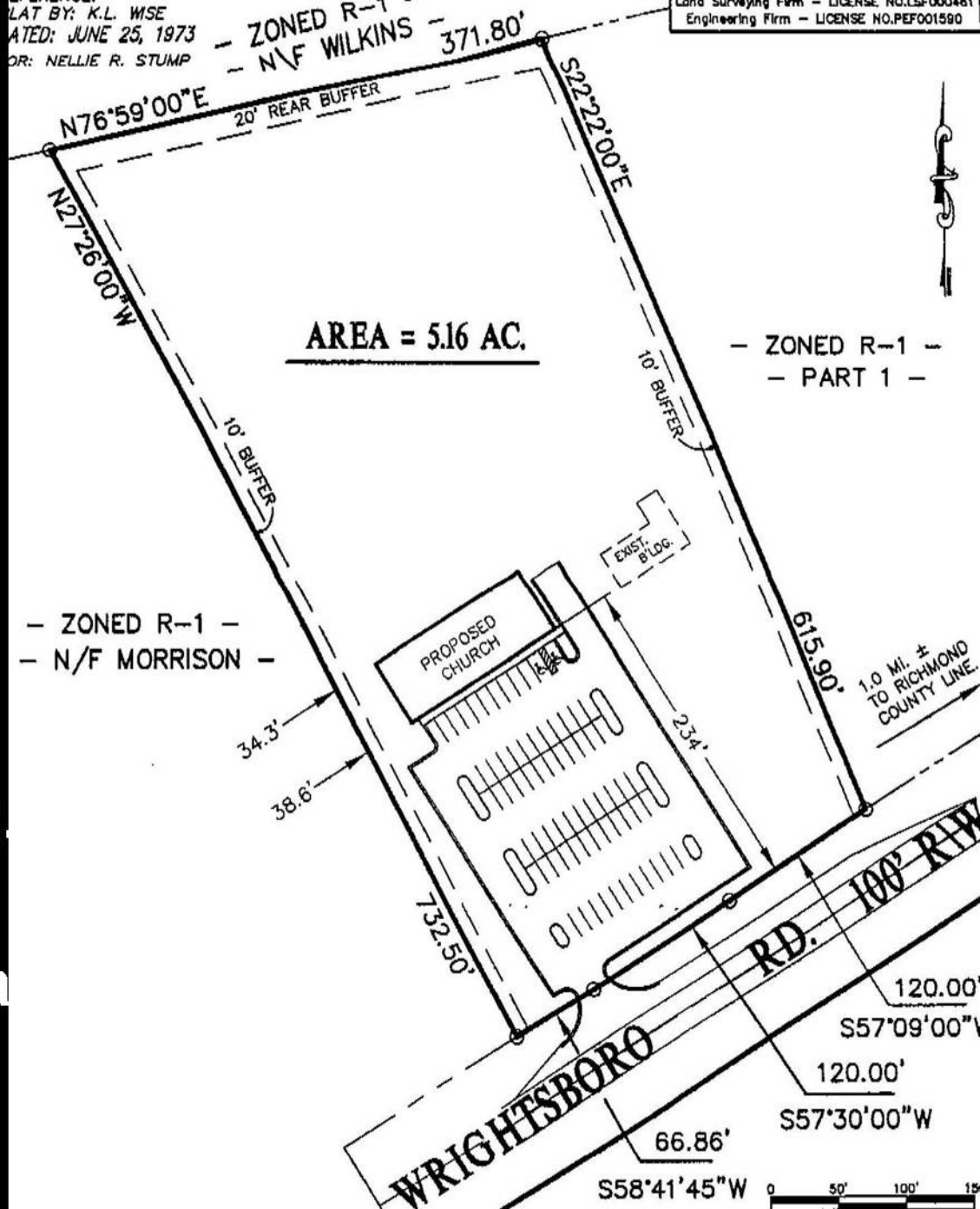
COOPER RD

RZ 05-06-03 (S-1 Amendment) - Aerial

PLAT BY: K.L. WISE
DATED: JUNE 25, 1973
FOR: NELLIE R. STUMP

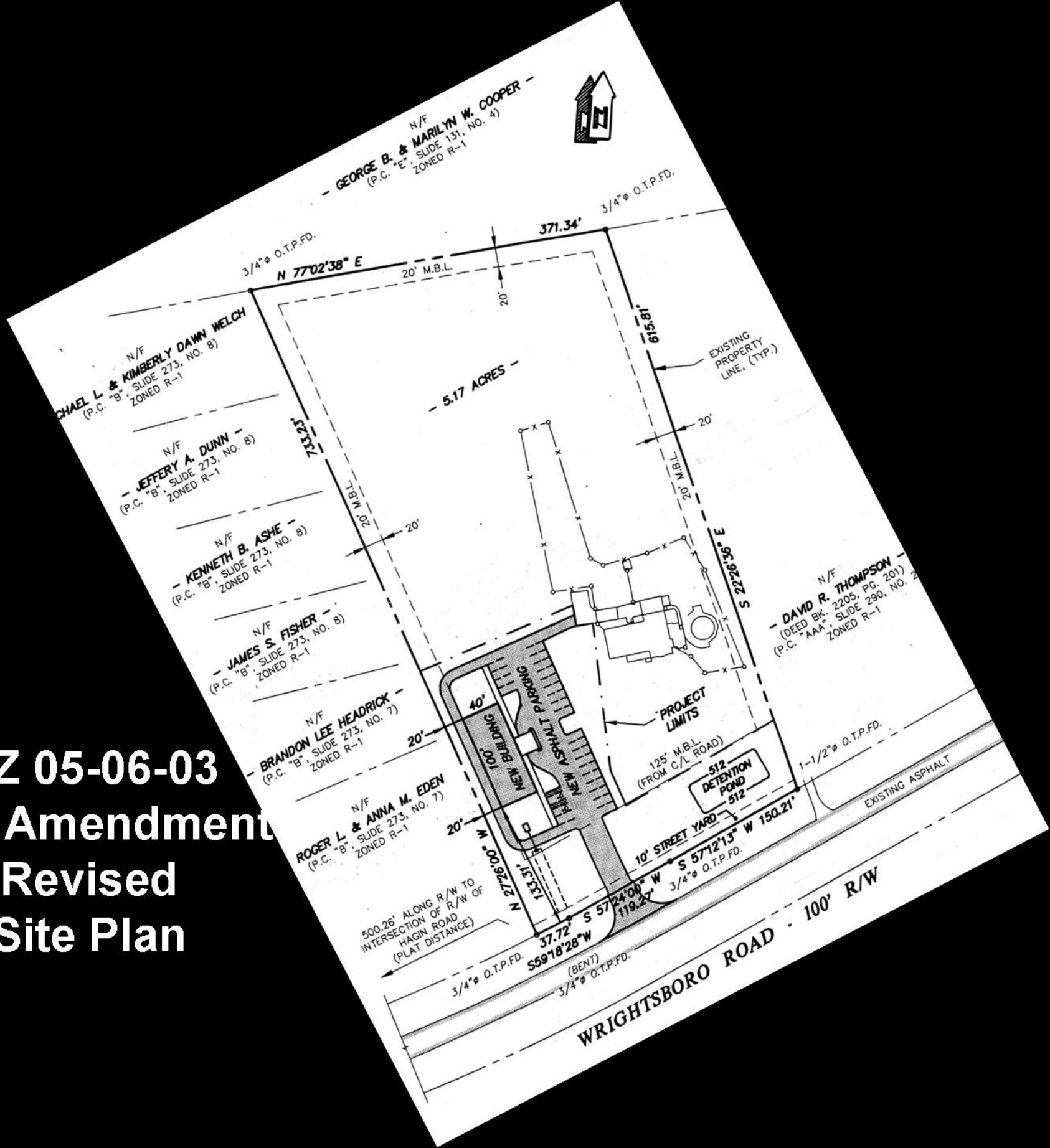
— ZONED R-1 —
— N/F WILKINS — 371.80'

Land Surveying Firm — LICENSE NO. LSP000461
Engineering Firm — LICENSE NO. PEF001590



RZ 05-06
S-1 Original
Site Plan

RZ 05-06-03
S-1 Amendment
Revised
Site Plan





REZONING

June 7, 2007

FILE: RZ 05-06-03

S-1 Amendment

Property Information	
Tax ID	Tax Map 069 Parcel 096
Location/address	4705 Wrightsboro Road
Parcel Size	5.16 acres
Current Zoning	S-1 (Special District)
Existing Land Use	Residential
Future Land Use	Low-Density Residential
Request	S-1 Revision (Special District - Church)
Commission District	District 4
Recommendation	Table following public hearing for complete site plan

Summary and Recommendation

Augusta Korean Seventh Day Adventist Church, owner and Brian G. Beeson, applicant, request an amendment to the previously approved master plan for a church on property zoned S-1 and located at 4705 Wrightsboro Road. The property was rezoned from R-1 to S-1 on July 19, 2005 with several conditions among them the following:

A site plan must be submitted and approved prior to construction. Adequate parking and required setbacks and opaque buffers must be shown on the site plan in accordance with zoning requirements. Lighting must be evaluated during the site plan review to ensure outdoor lighting is limited to the minimum needed for building and parking security and is directed away from surrounding properties.

The site contained one structure in 2005 which appears to have been a single family dwelling. The site remains essentially the same today, thus indicating no efforts have been put forth in the last two years to carry forward with the previously approved site plan.

The plan approved in 2005 called for keeping the existing structure and constructing a new structure 234 feet back from Wrightsboro Road, about even with the existing structure. The proposed building was shown to be at least 34 feet from the western property line. Parking for 72 vehicles was shown occupying all of the space between the proposed building and Wrightsboro Road.

The site plan being proposed shows the existing building will remain on the site. A second building of 4,000 square feet (40' X 100') is proposed in a location closer to the southwest corner of the property, 133 feet from the right-of-way of Wrightsboro Road and 20 feet from the western property line. This location will meet required setbacks of 125 feet from the centerline of Wrightsboro Road and 20 feet from the side property line.



REZONING

June 7, 2007

FILE: RZ 05-06-03

S-1 Amendment

The rezoning in 2005 encountered considerable opposition from residents along Hagin Road whose residences back up to the church's property along this western boundary. Staff would point this out to the planning commission because if there was opposition then to a building as close as 34 feet to their property lines, the opposition may reoccur with a building proposed within 20 feet of the property line. Further, the long dimension of the building runs parallel to the common property line in the new plan.

The issues with the amendment to the site plan will be to ensure that the amended plan meets all code requirements.

Setbacks - The church building must be at least 125 feet from the centerline of Wrightsboro Road and the side and rear setbacks along the other property lines must be a minimum 20 feet. The building is shown to meet these setback requirements.

Parking – The proposed parking lot shows 26 parking spaces. The parking requirement for churches is one parking space for each four seats in the main sanctuary or auditorium. The 26 parking spaces proposed are adequate for a seating capacity of 104. The architect indicated the building is being designed to accommodate 100 people. All of the parking spaces and driveways must be paved, and the landscaping requirements including one tree for each 12 spaces (three trees) must be a part of the site plan.

Buffers – The zoning ordinance requires a 10 foot wide buffer along the side lot lines and a 20 foot wide buffer along the rear lot line. The site plan shows a 20 foot buffer on all three sides of the property except along the 100 foot length behind the building along the western property line. At this location a driveway around the western side of the building reduces the width of the undisturbed area to about 10 feet of width. Discussion with the architect indicated the church intends to erect a shadow box structural buffer with accompanying landscaping along this back side of the building. The remainder of the side and rear buffers must adhere to the requirements for a natural opaque buffer. The northern (back) and eastern (side) property lines appear to have significant existing vegetation. However, the western (side) boundary, the more sensitive edge of the property, has very little vegetation. To meet the buffer requirements along this edge will require the installation of considerable landscaping material. The architect has been advised that the proposed buffer must be shown on a revised site plan.

Driveways – One driveway to Wrightsboro Road exists today. One was proposed in the first site plan. One driveway is proposed in nearly the same location on the new site plan. GDOT approval of the driveway entrance will be required since Wrightsboro Road is a state highway.

Lighting – Considerable concern was expressed in the first rezoning hearing about lights from the site. A condition was placed on the rezoning and that same condition should remain in this approval.

There is nothing in the application that indicates the church proposes any additional signage or changes to existing signage.



REZONING

June 7, 2007

FILE: RZ 05-06-03

S-1 Amendment

Interdepartmental Review

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - A left turn analysis will be required to determine the need for installation of a left turn lane.
 - A deceleration lane, dimensioned for the posted speed limit on Old Evans Road will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Construction and Maintenance: Due to the location next to the existing subdivision, a fence should be installed to prevent car lights from affecting the adjacent property owners.

Health Department: Owner/Applicant must contact health department if not on county sewer.

Planning:

- All of the parking spaces and driveways must be paved, and the landscaping requirements including one tree for each 12 spaces (three trees) must be a part of the site plan.
- A shadow box structural buffer with accompanying landscaping shall be erected along the western property line along the back of the proposed building where less than 20 feet of buffer width is provided. The remainder of the side and rear buffers must adhere to the requirements for a natural opaque buffer within the 20 foot wide buffer shown on the site plan.
- GDOT approval of the driveway entrance will be required since Wrightsboro Road is a state highway.
- Lighting must be evaluated during the site plan review to ensure outdoor lighting is limited to the minimum needed for building and parking security and is directed away from surrounding properties.

Comments

Water and Sewer: County water is available on a ten inch line. County sewer is not available. There are no future expansion plans for sewer.



REZONING

June 7, 2007

FILE: RZ 05-06-03

S-1 Amendment

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Storm Water: There are no active projects in the area.

Sheriff: There have been traffic accidents in the past twelve months. This project will affect safety and traffic conditions in the area. As the project develops and construction begins, Patrols will be needed for increased vehicular traffic and crime prevention. A traffic deceleration lane into the project is recommended if the entrance/exit is off Wrightsboro Road. There is adequate access for public safety vehicles.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with adjacent zoning
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would not adversely affect the use of nearby properties if all zoning requirements are met.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The request is consistent with future land use policy of low density residential.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could be used as it is currently zoned. The property currently is approved for a church.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The request should not cause excessive burdens on the existing infrastructure.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	No new or changing conditions exist.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-A to S-1

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 052 Parcel # 036
Address 5701 WRIGHTSBORO RD. Acreage 9.98
Road Frontage 580 feet on the North/South/East/West (circle one) side of
WRIGHTSBORO RD. Property is approximately 0 feet from the
intersection of HAMILTON RD. The attached plat for the
property was prepared by H. CLYDE CANNON, ARCHITECT and dated MAY 1, 2007

PROPOSED USE:

If approved, the property will be used for the following purposes:

CHURCH AND RELATED FACILITIES

APPLICANT AND OWNERSHIP INFORMATION: WATER BRANCH BAPT. CHURCH

OWNER: Robert L. Wilson APPLICANT: Robert L. Wilson
ADDRESS: 5701 Wrightsboro Rd ADDRESS: P.O. Box 805
CITY: Grouetown ZIP: 30813 CITY: Harlem GA ZIP: 30814
PHONE #: 706-556-6544 PHONE #: 706 556 6009

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Robert L. Wilson
Owner's Signature

Robert L. Wilson
Applicant's Signature

Subscribed and sworn to before me on 4th day of May 2007
By: [Signature] Notary Public conveys - 8-23-2010

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # R207-06-01

"OUR HERITAGE, PERPETUATED THROUGH PROGRESS; OUR FUTURE, STRUGGLING TO FULFILL."

Water Branch Baptist Church

**5701 Wrightsboro Road
Grovetown, Georgia 30813
Organized 1874**

**REVEREND L.J. TANKSLEY, PASTOR
291 KINGS WAY
GROVETOWN, GEORGIA 30813
HOME: 706 863 0533
CHURCH: 706 556 6546**

**RUSSELL DORITY
CHAIRMAN OF DEACON BOARD**

**BROTHER L.H. WILSON, JR.
CHAIRMAN OF TRUSTEE BOARD**

**SIS. MILDRED THOMAS
CHURCH CLERK**

**Mr. Tom Tully
Senior Planner
Columbia Co. Planning & Development
630 Ronald Regan Dr. - Bldg. A
P. O. Box 498
Evans, GA 30809**

**Re: Rezoning Application For
Water Branch Baptist Church
Grovetown, Georgia**

Dear Sir:

The church wishes to add on to their existing sanctuary / classroom building and improve the existing parking area in order to better serve the present needs of the church body. We need additional space for fellowship as well as an office and conference room for our pastor. We need additional toilet facilities as well as a more efficient kitchen. We have retained the services of H. Clyde Cannon, Architect. Plans have been prepared by that firm for construction of the additions we need. We also include with this application a site plan showing current proposed additions as well as a future gymnasium / youth activity building.

**Sincerely,

Robert L. Wilson,
For Water Branch Baptist Church**



SBORO RD

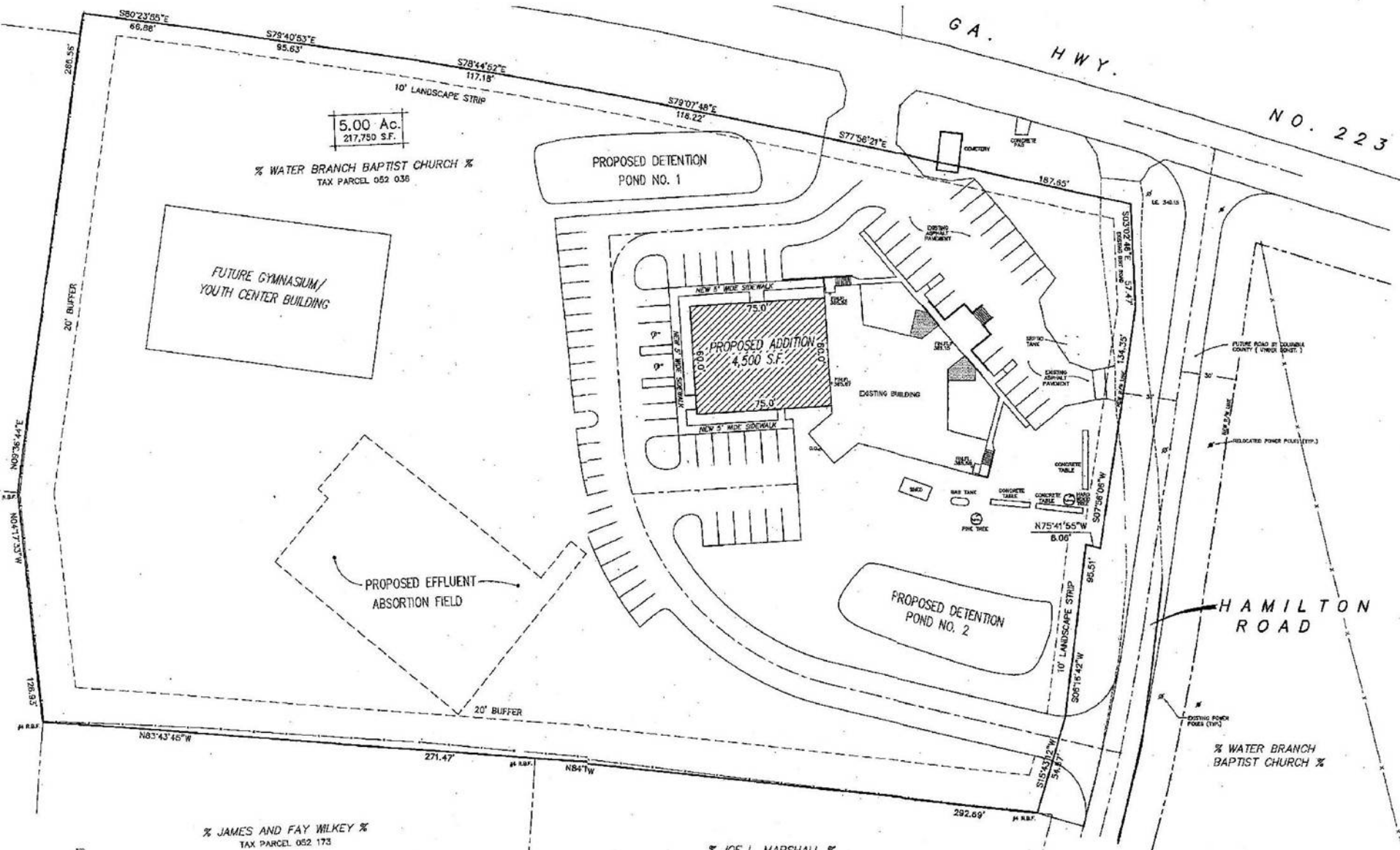
WRIGHTSE

KERON LN

RZ 07-06-01 Aerial

BRIAN LN

GA. HWY





REZONING June 7, 2007

FILE: RZ 07-06-01

R-A to S-1

Property Information	
Tax ID	Tax Map 052 Parcel 036 (portion)
Location/address	5701 Wrightsboro Road
Parcel Size	5.0 +/- acres
Current Zoning	R-A (Residential Agriculture)
Existing Land Use	Church
Future Land Use	Residential/agricultural
Request	S-1 (Special District) for church expansion
Commission District	District 4 (Anderson)
Recommendation	Table following public hearing for complete site plan

Summary and Recommendation

Robert L. Wilson, owner, and Water Branch Baptist Church, applicant, are requesting the rezoning of five acres of land from R-A, residential agricultural zoning to S-1, special district zoning for a church. The property is located at the intersection of Wrightsboro Road and Hamilton Road. The church already is located on the site and apparently was constructed at this location under the R-A zoning district. The church intends to construct a 4,500 square foot addition to the existing building in the immediate future, and proposes a gymnasium and youth center in a separate building sometime in the longer range future.

The rezoning is necessary to allow expansion of the church. The church is a non-conforming use in the R-A zoning district, and non-conforming uses cannot be expanded. The zoning of the church property to S-1, a zoning district that is intended to accommodate institutional uses like a church, is needed to allow expansion of the church within its campus.

According to the request from the church the 4,500 square foot expansion will be built adjacent to the existing church building to provide fellowship meeting space, office space, rest rooms and more efficient kitchen space.

The issues with the rezoning will be to ensure that the expansion meets all code requirements, and to ensure that any existing facilities that do not meet code requirements are brought up to required standards.

Setbacks - The existing church building must be at least 125 feet from the centerline of Wrightsboro Road, the minimum front yard required if the expansion is to be attached to the existing building. The expansion itself will be more than 125 feet from centerline, thus meeting the required setbacks. The front setbacks from Hamilton Road and the side setbacks along the other property lines are more than adequate.



REZONING June 7, 2007

FILE: RZ 07-06-01

R-A to S-1

Parking – The existing parking lot appears to have a limited number of parking spaces, perhaps no more than 21. The parking requirement for churches is one parking space for each four seats in the main sanctuary or auditorium. With the expansion the church is proposing 72 parking spaces. This number of parking spaces is adequate for a seating capacity of 288. All of the parking spaces and driveways must be paved, and the landscaping requirements including one tree for each 12 spaces (six trees) must be a part of the site plan. Part of the parking area encroaches into the 10 foot landscaping strip required along Wrightsboro Road; this encroachment must be removed. The parking space that may be lost can be made up elsewhere on the site.

Buffers – The zoning ordinance requires a 10 foot wide buffer along the side lot lines. The southern and western property lines are considered side lot lines. The site plan proposes a 20 foot buffer which is more than enough buffer width. The zoning ordinance further requires either a structural buffer (fence or wall) or a completely opaque planted buffer along both of these property lines. The southern buffer appears to have considerable vegetation along a part of this property line; the western property line has essentially no existing planted material of any kind other than grass. Either a structural buffer (fence or wall) or additional vegetation must be installed along the southern and western property lines to bring these buffers up to code requirements.

Driveways – The church currently has one driveway on Wrightsboro Road and one on Hamilton Road. The site plan proposes a second driveway onto Hamilton Road. The County's approval of this additional driveway entrance may be required.

There is nothing in the application that indicates the church proposes any additional signage or changes to existing signage.

Interdepartmental Review Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - Access to the property from SR223 must be approved by GDOT.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.



REZONING June 7, 2007

FILE: RZ 07-06-01

R-A to S-1

Construction and Maintenance: Hamilton Road is currently under contract to be paved. The proposed work will not affect the current project. The Church should submit a plan to GDOT for input.

Storm Water: Permanent drainage and utility easements are required.

Health Department: Owner/Applicant must contact health department if not on county sewer.

Planning:

- The existing church building must be at least 125 feet from the centerline of Wrightsboro Road, the minimum front yard required if the expansion is to be attached to the existing building.
- All of the parking spaces and driveways must be paved, and the landscaping requirements including one tree for each 12 spaces (six trees) must be a part of the site plan. Part of the parking area encroaches into the 10 foot landscaping strip required along Wrightsboro Road; this encroachment must be removed.
- Either a structural buffer (fence or wall) or additional vegetation must be installed along the southern and western property lines to bring these buffers up to code requirements.
- Outdoor lighting must be evaluated during the site plan review to ensure outdoor lighting is limited to the minimum needed for building and parking security and is directed away from surrounding properties.

Comments

Water and Sewer: County water is available on a twelve inch line in on Wrightsboro Road (SR223). County sewer is not available. This project will not affect the capacity of existing water and sewer infrastructure. There are future plans for sewer expansion with possible development on Hamilton Road.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Storm Water: There are no active projects in the area.

Sheriff: There have been traffic accidents in the past twelve months. This project will affect safety and traffic conditions in the area. Commercial construction sites are high risk areas for thefts and property damage. The Sheriff's Office will implement patrols to deter these types of crimes. A traffic deceleration lane into the project is recommended if the entrance/exit is off Wrightsboro Road. There is adequate access for public safety vehicles.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with surrounding zoning and use patterns. The property already is being used as a church; expansion of the church is also appropriate if code requirements are met.



REZONING June 7, 2007

FILE: RZ 07-06-01

R-A to S-1

Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would not adversely affect the nearby neighborhood or properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP so long as buffer requirements are met to ensure compatibility. Churches under certain conditions are appropriate within residential areas.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property already is being used as a church. The zoning is needed to allow expansion of the church.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services unless the on-site septic disposal system cannot be enlarged. County health officials will determine its adequacy. Road improvements in the area should accommodate any additional traffic.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The church exists on the site and is an appropriate institutional use within the residential area.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request does meet this balance test so long as code design standards are met.

Crawford Creek Aerial

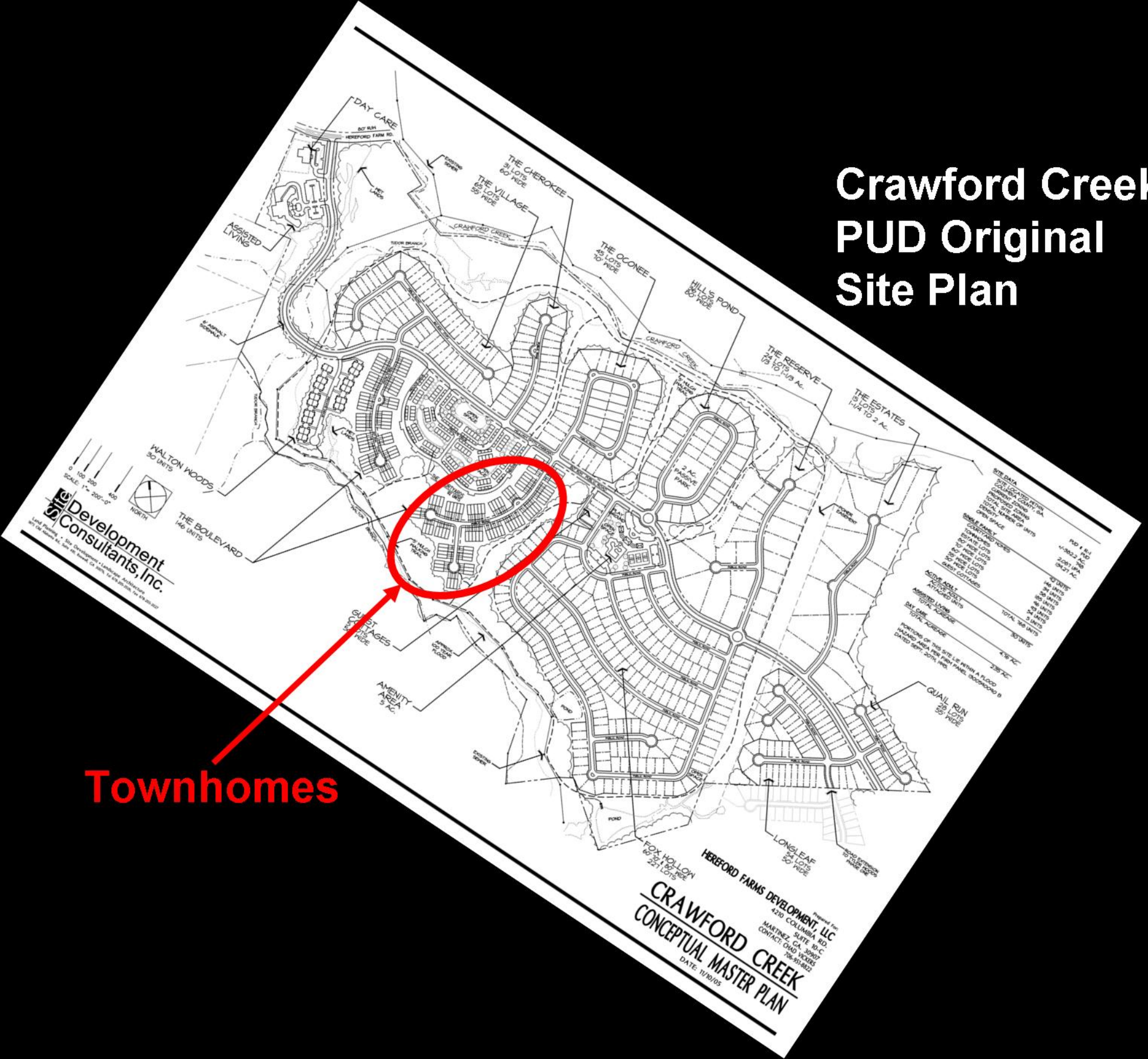
An aerial photograph of a rural landscape. A large, irregularly shaped area is outlined in yellow. In the top left, a purple-shaded rectangular area is labeled 'Crawford Creek Aerial'. To the left of the yellow-outlined area, a road is labeled 'Hereford Farm Road' with an arrow pointing to it. In the bottom left, a stream is labeled 'Tudor Branch' with an arrow pointing to it. In the bottom right, a road is labeled 'Pinebrook at Farmington' with an arrow pointing to it. The landscape includes fields, some trees, and a residential development in the upper right.

Hereford
Farm Road

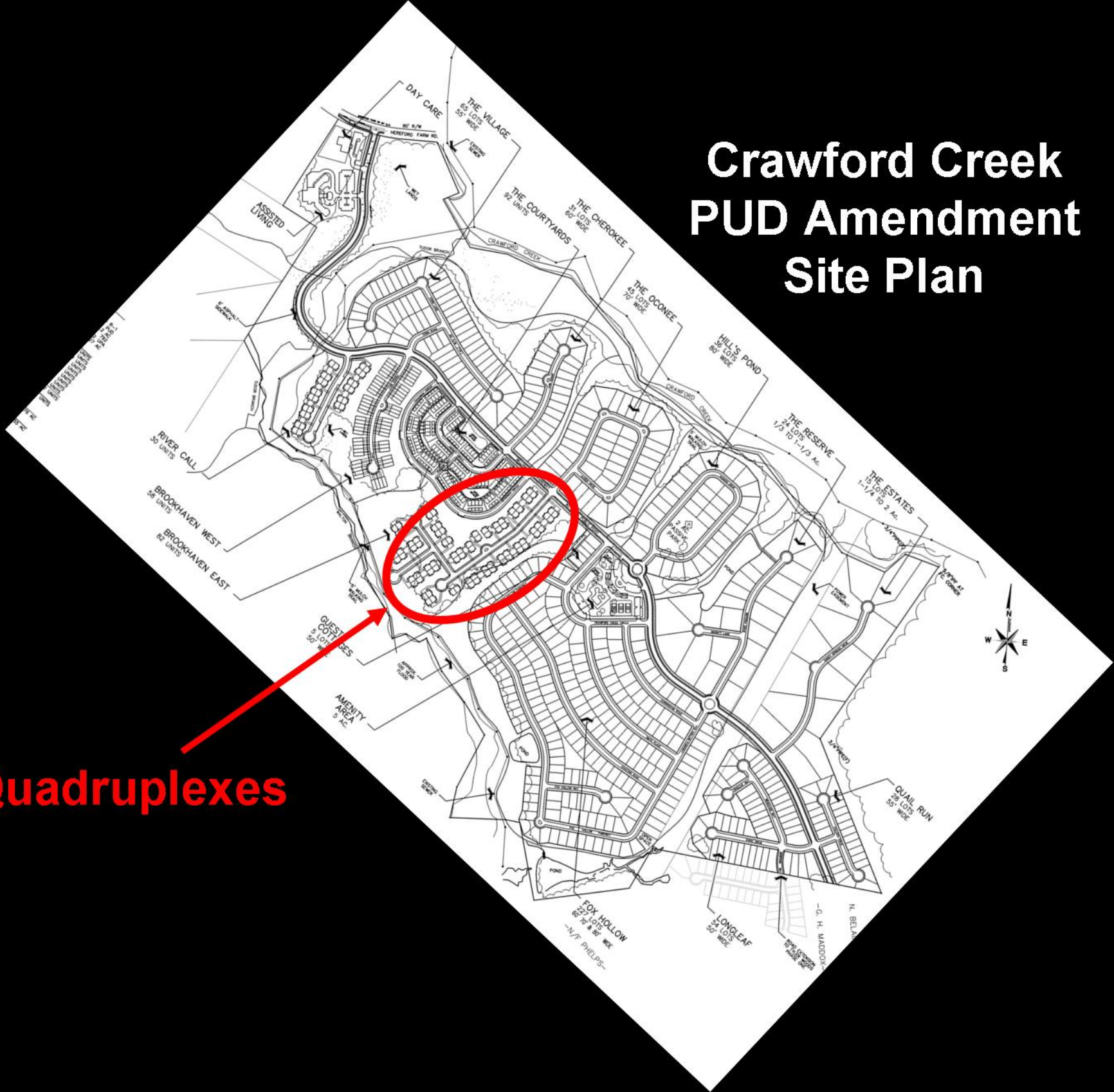
Tudor Branch

Pinebrook at
Farmington

Townhomes



Quadruplexes





PUD REVISION

CRAWFORD CREEK

Property Information

Subdivision Name	Crawford Creek
Location/address	William Smith Boulevard off of Hereford Farm Road
Development Acreage	382.20 acres
Number of lots/units	792 units (2.07 units/acre)
Zoning	Planned Unit Development (PUD)
Engineer/Surveyor	Elite Engineering
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

Hereford Farms Development, LLC, seeks a revision to the Crawford Creek PUD concept. The project is a large Planned Unit Development with varying kinds of housing including single-family homes of varying lot sizes, quadruplexes, townhomes, and active adult homes for a total of 792 units being developed in phases. Originally, 798 units were proposed to be constructed in the development. The project also includes the construction of a collector road between Hereford Farm Road and Columbia Road. At this time, the developer has approached staff asking to change the development concept in the section known as Brookhaven East. Originally, Brookhaven East was to be an attached townhome development with 88 units, but market forces have lead the developers to consider a revised concept with 82 quadruplexes in lieu of the townhomes, similar to that of Amberley in Riverwood Plantation, or the River Call at Crawford Creek which received preliminary subdivision approval in 2006. The resulting changes will have no foreseeable effects on the overall concept of the PUD plan, including traffic or density. In fact the density has decreased by 6 units from the original PUD. Therefore, staff is recommending approval of the request with all conditions remaining from each previous PUD revision and from the original PUD approval.

Staff recommends **approval with all original conditions to remain.**

CRAWFORD CREEK

A

Planned Unit Development

Evans, Georgia

Rezoning Narrative

Revised May 4, 2007

Hereford Farms Development, LLC

Chad Vickers – President

4210 Columbia Rd, Ste 10C

Martinez, GA 30907

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5. Open Space and Recreational Uses
6. Residential Uses and Guidelines
7. Construction Phasing
8. Summary
9. Attachments
 - a. Conceptual Master Plan

1. Introduction

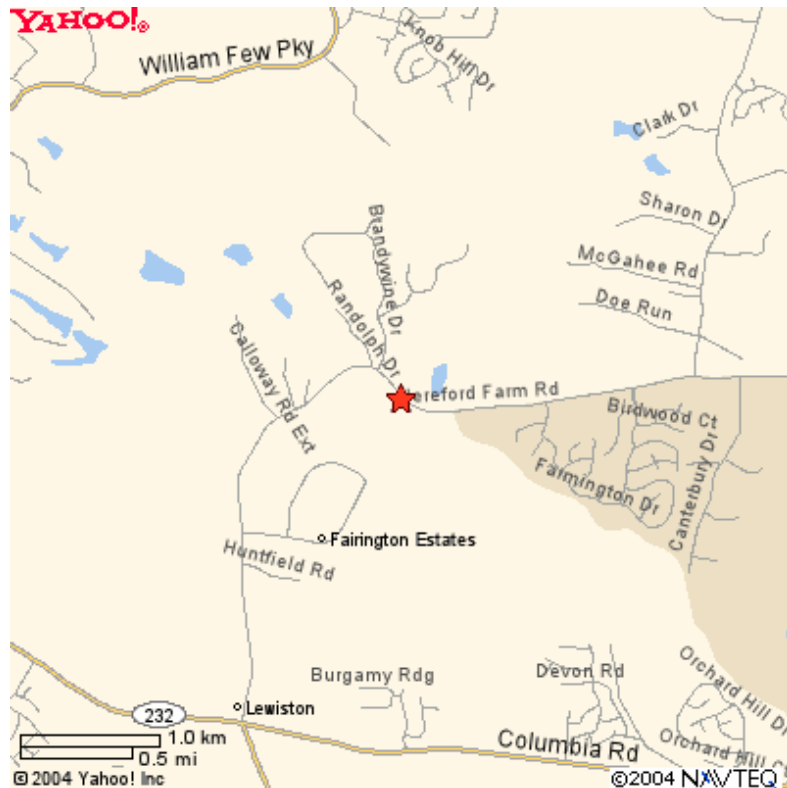
Crawford Creek will be a planned neighborhood where life finds you and nature is the ultimate architect. It is designed with residents in mind and planned with an honest and ongoing respect for nature and preservation of green space for neighborhood parks, hiking trails, aquatic center and walking paths. Each home built will be thoughtfully designed and laid out to complement the natural contours of the land and to incorporate the surrounding landscape which will make each home unique in character and architectural style. The homes will consist of gabled roof lines, gracious front porches and exteriors that blend stone, brick, stucco, hardiboard, and cedar shakes with time tested architectural details.

Crawford Creek Subdivision will consist of an assemblage of six different parcels of property located in Evans and Grovetown but not within the Evans Towne Center district. The parcels number, number of acres, current zoning and owners are listed below.

Parcel Number	Acres	Current Zoning	Current Owner
067 122A	91.8	PUD	Hereford Farms Development, LLC
067 122B	91.8	PUD	Hereford Farms Development, LLC
060 043	6.0	R-1	Hereford Farms Development, LLC
067 117	9.0	PUD	Ashleigh Properties, LLC
067 122	91.8	R-1	Gayle Ardrey
067 122C	91.8	R-1	Meril Merritt
Totals	382.2		

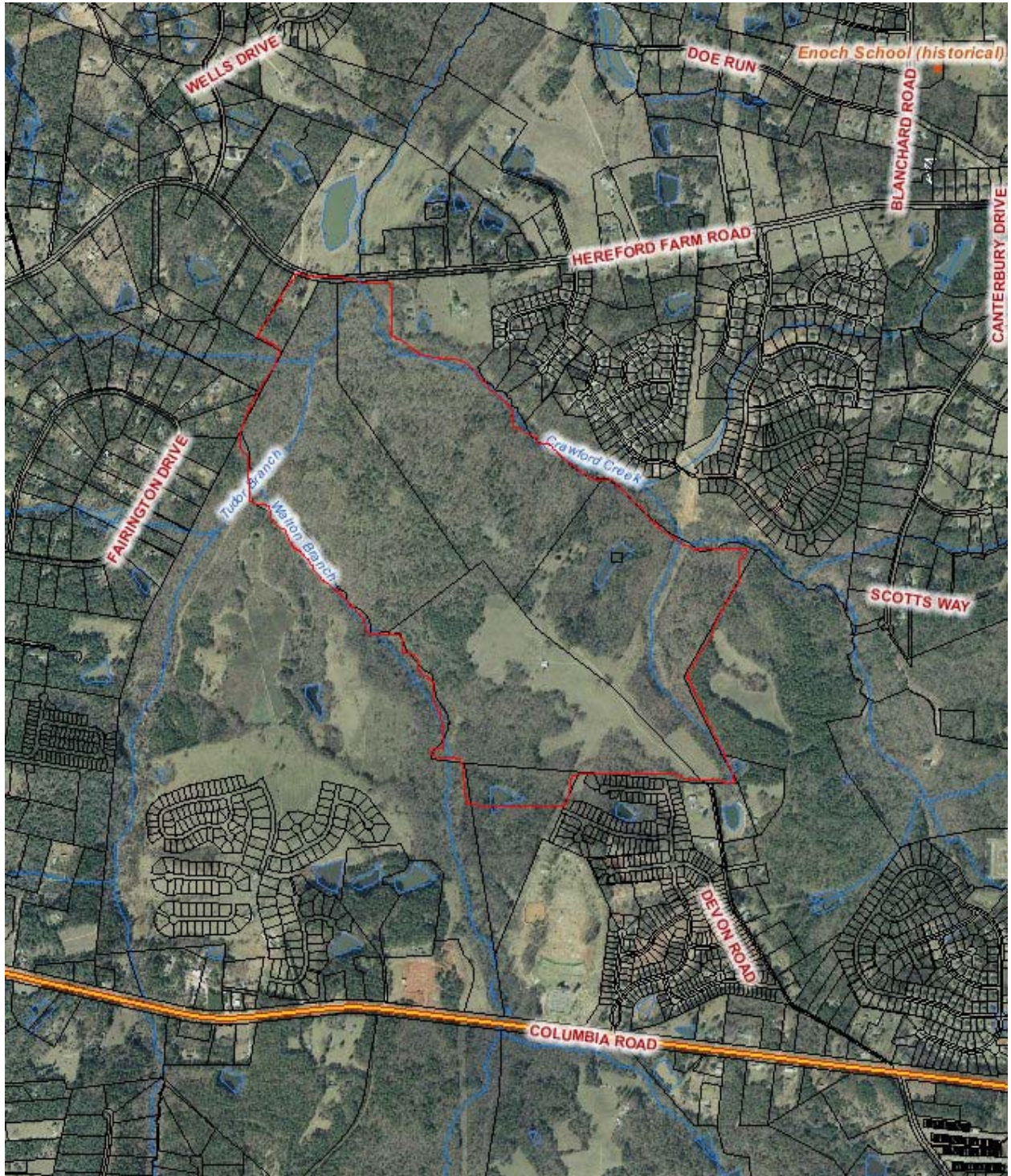
The property is located on the south side of Hereford Farms Road and about 1500 feet East of Brandywine Drive and 2200 feet West of Farmington Drive. Below is the location of the property.

Exhibit One – Location Map



The total project area is 382.2 Acres (shown on Exhibit Two) and is bordered by Crawford Creek on the East, Hereford Farm Rd on the North, on the West by Walton Branch and on the South by Tudor Branch and Tyler Woods Subdivision. The 80 foot right of way collector road will join North Old Belair Rd on the south side.

Exhibit Two – Aerial Tax Map



The assemblage of property has different zonings which are listed above the Aerial Tax Map. The zonings include R-1 and PUD which is defined below by Columbia County Planning and Zoning.

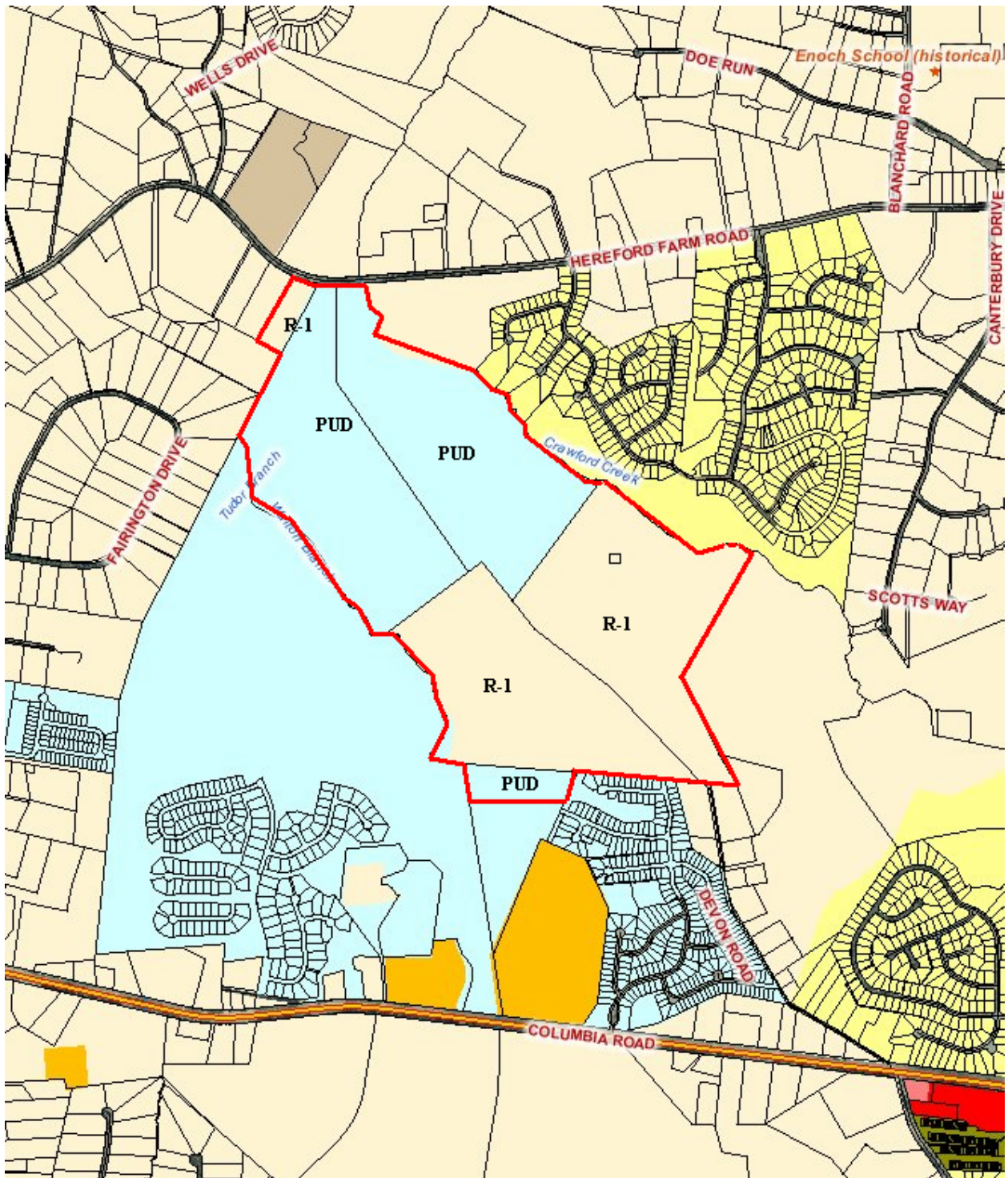
“The R-1 district is established to provide low density, suburban development on lots served by public water but that may not have access to public sewer. The R-1 District is designed to serve as a transition between R-A and R-1A districts. The minimum lot size is 30,000 square feet if served by public sewer and 40,000 square feet if sewer service is not available.”

“The PUD district is established to permit greater flexibility and more creative and imaginative design for the development of residential, commercial and industrial areas than may be possible in the other zoning districts created hereunder. The PUD district is intended to promote a harmonious variety of housing choices, a higher level of amenities and preservation of natural qualities of open spaces. Within the PUD district a variety of housing types and land uses may be permitted in an orderly relationship to one another and to existing land uses, as well as with due regard to comprehensive planning within the county. The PUD district may be permitted only in areas where public water and sewer are available.”

Hereford Farms Development, LLC desires to rezone the R-1 parcels to a Planned Unit Development (PUD).

The proposed PUD, referred to as Crawford Creek Subdivision, will create a mixed use residential development with differing residential uses, densities, and price points. Exhibit Three shows the currently zoning of the surrounding areas.

Exhibit Three – Current Zoning Map



Adjacent properties are R-2, R-1, R1A-RCO, and PUD. This plan will serve as the guidance document for the responsible development of the property over the next few years. The plan will also give Columbia County the information required to determine the affect on existing and proposed infrastructure.

The current zoning and densities of approved projects in the area are listed below. Crawford Creek subdivision will be just above the average lot density in the area at 2.09 lots / acre. The Growth Management Plan (GMP) designates this property for medium density residential use, which is defined as 4-6 units per acre.

Exhibit Four – Zoning and Density of Projects

Subdivision	Location	Zoning	Total Acres	# of Lots	Density Lots/Acre
River Birch Landing Sec. I	Hereford Farm Rd	PUD	14.1	65	4.61
Tudor Branch Sec. 4	Columbia Rd	PUD	19	65	3.42
River Birch Landing Sec. II	Hereford Farm Rd	PUD	5.21	14	2.69
Ivy Falls	Columbia Rd	PUD	420	1000	2.38
Pinebrook Phase II	Hereford Farm Rd	R-2	21.2	50	2.36
Farmington Estates Sec. III	Hereford Farm Rd	R-2	19.48	45	2.31
Pinebrook Phase I	Hereford Farm Rd	R-2	19.03	42	2.21
Farmington Estates Sec. IV	Hereford Farm Rd	R-2	25.44	56	2.20
Crawford Creek	Hereford Farm Rd	PUD	382.2	792	2.07
Tudor Branch Sec. 3	Columbia Rd	PUD	16	33	2.06
Ivy Landing	Columbia Rd	PUD	41.92	84	2.00
Farmington Estates Sec. II	Hereford Farm Rd	R-2	30.5	61	2.00
Woodlief	Hereford Farm Rd	R-1 w/ RCO	37	58	1.57
Millshaven	Hereford Farm Rd	R1A - RCO	26	33	1.27
Bartram Trail	Columbia Rd	PUD	900	706	0.78
Farmington Estates Sec. I	Hereford Farm Rd	R-2	59	21	0.36
Farmington Estates	Hereford Farm Rd	R-2	169	54	0.32
				Avg.	2.04

2. Planning Goals

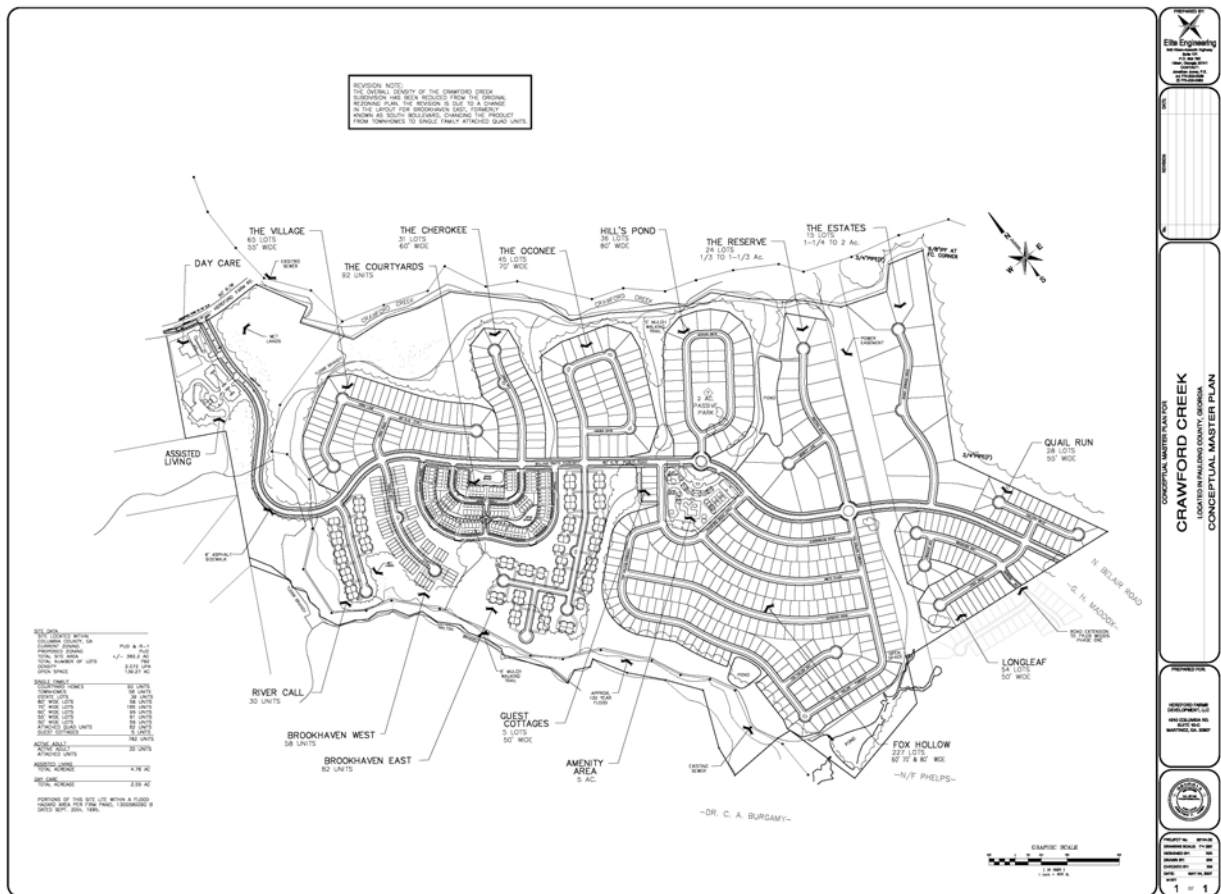
Several planning goals have guided the preparation of the PUD, including but not limited to the following:

- a. Establish a master plan which provides for the highest and best use of the property while maintaining the integrity of the surrounding land uses and complies with the Columbia County Growth Management Plan.
- b. Developing a master plan that is flexible to meet changing market demands yet still providing the connectivity, flow and open space of a planned neighborhood development.
- c. Developing a land use plan that utilizes the natural setting and topography of the site by preserving natural areas and laying out streets and lots to take advantage of the topography and natural surroundings.
- d. Provide for different price points and product types to appeal to multiple consumer profiles. Product types to include detached and attached single family dwellings.

3. Master Plan

The Master Plan for Crawford Creek has achieved the planning goals established. The property has been divided into several sections to allow for multiple price points. Streets have been laid out to provide connectivity between the various neighborhoods and take advantage of the topography. Residential densities are varied throughout the entire property to create a variety of small neighborhoods to large estate lots helping to foster a sense of scale within the neighborhoods and a sense of place within the community. A paved asphalt walkway will be placed on one side of the collector road within the neighborhood to the club house and recreational areas. Green space buffers have been established to protect the integrity of the surrounding property and create boundaries between varying development densities or land uses. A natural preserve area surrounds the entire development to protect delicate wetlands and provide treatment of storm water run-off. In addition to the neighborhoods, there will also be a 1.25 area dedicated for a child care facility and 4.75 acres for an assisted living facility at the front of the development. The Conceptual Site Plan for Crawford Creek is shown in Exhibit Five.

Exhibit Five – Conceptual Site Plan



The following paragraphs give a detailed discussion of the proposed land use of each section. Sample elevations and proposed pictures are included in the Attachment section of this narrative.

Overall Plan – 382.2 Acres

The overall plan consists of several distinct neighborhoods. The retirement neighborhood will be called Walton Woods at Crawford Creek. The remaining attached single family residential neighborhoods will be called North Boulevard, South Boulevard and The Courtyards at Crawford Creek. The Village at Crawford Creek, The Oconee at Crawford Creek, Cherokee at Crawford Creek, The Cottages at Crawford Creek, Hills Pond, The Reserve at Crawford Creek, The Estates at Crawford Creek, Quail Run, Longleaf, Fox Hollow, and the guest cottages are proposed detached single family developments. The subdivision names are for reference and may change. Access to Crawford Creek Subdivision will be off of Hereford Farm Road which has 800 feet of frontage. Sewer service will be provided from the lines that run along Crawford Creek, Walton Branch, and Tudor Branch which borders two sides of the property. Storm water detention will be provided in a new detention pond constructed on-site where needed.

River Call at Crawford Creek

Number of Units:	30
Unit Type:	Attached Single Family
Streets:	Private - 28' wide with roll back curb
Setbacks:	Front - 30 ft from centerline of road Rear - 20 ft. Sides - 20 ft. between buildings
Buffers:	At minimum, a 50 ft. natural buffer has been provided along the west side rear to maintain the integrity of the surrounding land uses. In some areas, there is over 650' from the property line.
Unit Size:	1650 square feet (SF) with 2 car garage
Starting Range:	\$149,000 to \$159,000

Brookhaven West

Number of Units:	58
Lot Size:	Generally 28 ft x 80 ft.
Unit Type:	Attached Single Family
Streets:	Public – 60' R/W with roll back curb and sidewalks
Setbacks:	Front - 30 ft from centerline road Rear - 12 ft. Sides - 10 ft. between buildings
Buffers:	A natural buffer has been provided along the rears of each side to maintain the integrity of the surrounding land uses.
Unit Size:	1650 SF to 1850 SF with 2 car garage
Starting Range:	\$159,000 to \$169,000

Brookhaven East

Number of Units:	82
Unit Type:	Attached Single Family
Streets:	Private - 28' wide with roll back curb
Setbacks:	Front - 30 ft from centerline of road Rear - 20 ft. Sides - 20 ft. between buildings
Buffers:	At minimum, a 50 ft. natural buffer has been provided along the west side rear to maintain the integrity of the surrounding land uses. In some areas, there is over 650' from the property line.
Unit Size:	1650 square feet (SF) with 2 car garage
Starting Range:	\$149,000 to \$159,000

The Courtyards at Crawford Creek

Number of Units:	92
Lot Size:	Generally 28 ft x 80 ft.
Unit Type:	Attached Single Family
Streets:	Private - 24' wide curb and gutter
Setbacks:	Front – 30' from centerline of road Rear – 12 ft.

Buffers:	Sides - 10 ft. between buildings There will be a natural buffer between these units and the Boulevard units. A large courtyard area will be in front of each unit that will be a common area for the residence of these homes.
Unit Size:	1850 SF to 2100 SF with separate rear entry garages
Price Range:	\$179,000 to \$189,000

The Village at Crawford Creek

Number of Units:	55
Lot Size:	Generally 55 ft x 175 ft.
Unit Type:	Detached Single Family
Streets:	Public – 60' R/W with curb and gutter and sidewalks
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	There is a nature preserve that surrounds most of the exterior lots that have over 1000 feet in some places
Unit Size:	1900 sf to 2100 sf
Price Range:	\$189,000 to \$219,000

The Cherokee at Crawford Creek

Number of Units:	31
Lot Size:	Generally 60 ft x 150 ft.
Unit Type:	Detached Single Family
Streets:	Public – 60' R/W with curb and gutter and sidewalks
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	There is a nature preserve between Cherokee and The Oconee. The last 17 lots have large green space buffers behind them.
Unit Size:	1950 sf to 2200 sf
Price Range:	\$189,000 to \$229,000

The Oconee at Crawford Creek

Number of Units:	45
Lot Size:	Generally 70 ft x 150 ft.
Unit Type:	Detached Single Family
Streets:	Public – 60' R/W with curb and gutter and sidewalks
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	There is a nature preserve that surrounds most of the exterior lots.
Unit Size:	2100 sf to 2300 sf
Price Range:	\$219,000 to \$249,000

Hills Pond at Crawford Creek

Number of Units:	36
Lot Size:	Generally 80 ft x 150 ft.
Unit Type:	Detached Single Family
Streets:	Public – 60' R/W with curb and gutter and sidewalks
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	There is a nature preserve that surrounds most of the exterior lots. On the East side of the lots is a pond that can be enjoyed by the residents.
Unit Size:	2300 sf to 2600 sf
Price Range:	\$239,000 to \$269,000

The Reserve at Crawford Creek

Number of Units:	36
Lot Size:	Ranges from 0.33 Ac. to 1.33 Ac.
Unit Type:	Detached Single Family
Streets:	Public – 60' R/W with curb and gutter and sidewalks
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	There is a nature preserve that surrounds most of the exterior lots.
Unit Size:	2800 sf to 3500 sf
Price Range:	\$289,500 to \$369,000

The Estates at Crawford Creek

Number of Units:	15
Lot Size:	Ranges from 1.25 Ac. to 2.0 Ac.
Unit Type:	Detached Single Family
Streets:	Public – 60' R/W with curb and gutter and sidewalks
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 10 ft.
Buffers:	There is a nature preserve that surrounds most of the exterior lots.
Unit Size:	3900 sf to 5500 sf
Price Range:	\$489,000 to \$589,000

Quail Run at Crawford Creek

Number of Units:	26
Lot Size:	Generally 55 ft x 120 ft.
Unit Type:	Detached Single Family
Streets:	Public – 60' R/W with curb and gutter and sidewalks
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.

Buffers:	There is a nature preserve that surrounds most of the rear lots.
Unit Size:	2000 sf to 2400 sf
Price Range:	\$210,000 to \$250,000

Longleaf at Crawford Creek

Number of Units:	56
Lot Size:	Generally 50 ft x 150 ft.
Unit Type:	Detached Single Family
Streets:	Public – 60' R/W with curb and gutter and sidewalks
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	There is a nature preserve that surrounds most of the West side lots.
Unit Size:	2000 sf to 2400 sf
Price Range:	\$210,000 to \$250,000

Fox Hollow at Crawford Creek

Number of Units:	227
Lot Size:	Generally 60, 70, 80 ft width x 120 ft.
Unit Type:	Detached Single Family
Streets:	Public – 60' R/W with curb and gutter and sidewalks
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	There is a nature preserve and pond that surrounds most of the exterior lots.
Unit Size:	1850 sf to 2700 sf
Price Range:	\$189,000 to \$289,000

Guest Cottages

Number of Units:	5
Lot Size:	Generally 50 ft x 120 ft.
Unit Type:	Detached Single Family
Streets:	Public – 60' R/W with curb and gutter and sidewalks
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 5 ft.
Buffers:	There is a nature preserve that surrounds the back of these lots.
Unit Size:	2900 sf
Price Range:	\$290,000

Assisted Living Village

Located near the front, a 4.5 acre tract will be set aside for an assisted living facility. This home will house people who are need of assistance and the architecture will fit in with the natural surrounding and community.

Club House / Amenities

Over 5.0 Acres of land that will be used for a club house, aquatic center, three lighted tennis courts, green space and playground area.

Nature Preserve, Green space, and Walking Trails

There is almost 140 acres of green space dedicated to the above to enhance the development as well as conserve wetlands and streams. There is an abundance of green space preserved for parks and courtyard areas. There will also be a walking trail throughout the entire development for the enjoyment of the residence.

4. Street System and Pedestrian Facilities

The street system includes both public streets and private streets. The public streets will be dedicated to Columbia County and the private streets will be owned and maintained by the individual neighborhood owner associations. The streets will all reflect similar landscaping and lighting within each neighborhood, but may vary in design from neighborhood to neighborhood. Public streets will conform to Columbia County construction and design specifications with the exception of width. Private streets will conform to Columbia County construction specifications, but may not conform to the Columbia County geometric design specifications in every instance. Landscaping along the collector street rights-of-way will be maintained by the overall Master Association. Landscaping along the street rights-of-way inside the individual neighborhoods will either be maintained by the homeowners, the neighborhood associations, or the Master Association. Street trees will be permitted to within three (3) feet of the curb. Irrigation systems will be permitted within the right of way to maintain heavily landscaped areas. There will be a bridge built over the creek and wetlands to provide access to planned development.

5. Open Space and Recreational Uses

Open spaces, for both passive and active recreational uses, have been incorporated throughout the property. Approximately 139 acres of the 382.2 acres has been set aside for open space and natural preserve. Components to the open space program include numerous green space areas, natural buffers, and preserve areas. In addition, approximately 5 acres has been set aside for active recreational uses with a club house, playground, aquatic center, tennis courts and other amenities. It is intended that these open spaces and recreational areas be reachable by sidewalks and neighborhood streets. Active recreational areas will be improved by installing playground equipment, benches, or tables. Preservation, wherever possible, of existing vegetation, along with new plant material, will give the development an uninterrupted natural feeling. Some of the green space areas, natural buffers and preserve areas will be owned and maintained by neighborhood associations or the master association. While the larger portions of green space will be donated to a land trust or Columbia County for green space conservation.

6. Residential Uses and Guidelines

The proposed development will offer a combination of residential housing types appealing to the broad base of housing needs within the Columbia County and

Augusta markets. A variety of densities and product types is proposed to encourage a mix of housing options. The overall plan for Crawford Creek Subdivision has been designed so as to blend, as best as possible, each of these product types with the surrounding uses and character of Hereford Farm Road. The lot and tract guidelines have been outlined in Section 3. It is the overall intent of Hereford Farms Development to have a quality development of well constructed housing at different price points to meet the needs of the county's growing population.

The single family homes in each section will be consistent with the surroundings and theme of the development. The courtyard style attached single family dwellings will have a shared open area in front of each with a detached two car rear entry garage. These units will be accessed by a private drive from behind each unit. The boulevard style attached homes will be access from a front entrance having a two car garage and have a main street theme to them.

All homes will be constructed of quality building materials. The homes will consist of gabled roof lines, gracious front porches and exteriors that blend stone, brick, stucco, hariboard, and cedar shakes with time tested architectural details. Vinyl siding will not be permitted except on soffit, wrapping garage openings and fascia.

7. Construction Phasing

Construction on Crawford Creek will begin immediately upon approval of plans by Columbia County. It is anticipated that sale out of all lots will take two to four years.

8. Summary

Hereford Farms Development, LLC is requesting to rezone 382.2 acres from various zonings to a Planned Unit Development (PUD). A Master Plan has been prepared creating a mixed use development. The development will consist of several smaller neighborhoods interconnected by collector streets, pedestrian facilities, green space or natural preserve areas. The proposed PUD includes single family detached houses and single family attached houses. The overall residential density is 2.09 lots per acre based on the submitted master plan and 139 acres of greenspace.

The PUD plan presented by Hereford Farms Development, LLC is in compliance with the intent of the Columbia County Growth Management Plan. The PUD plan also provides the seller the highest and best use for their property within the realm of the Zoning Ordinances. This narrative has been prepared in accordance with Section 90-182 of the Columbia County Zoning Ordinances.

9. Attachments

a. Conceptual Master Plan